



A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JUNE 19, 2006

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, May 23, 2006 and the Special Meeting of Friday, May 26, 2006
- (2) **UNFINISHED BUSINESS**
- (3) **PUBLIC HEARINGS**
 - 1) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/L-2006 / Direct Control District No. 23 (Riverlands)***
(Consideration of 2nd & 3rd Readings of the Bylaw)

(4) **REPORTS**

- 1) **Director of Corporate Services – *Re: 2005 Annual Report – Audited*** ..14
- 2) **Financial Services Manager – *Re: Appointment of Auditors for 2006*** ..19
- 3) **Financial Services Manager – *Re: Audited Year-End Budget Variance – as at December 31, 2005*** ..22
- 4) **City Treasurer – *Re: 2005 Reserve Report to Council*** ..26
- 5) **Inspections & Licensing Department – *Re: Amendment to the Smoke Free Bylaw 3345/2005 – Bylaw Amendment 3345/A-2006 / Changes to Definitions of “Work Place” and “Private Living Accommodation” and Other Housekeeping Changes*** ..31
(Consideration of 3 Readings of the Bylaw)
- 6) **Environmental Services Manager – *Re: Request for Council Support for the Protection of the Aquifer*** ..34
- 7) **Director, Major Projects – *Re: Short Term Office Space Needs*** ..42
- 8) **Greater Downtown Coordinator – *Re: C1 Public Realm Study Implementation*** ..46
- 9) **Parkland Community Planning Services – *Re: Inglewood West Neighbourhood Area Structure Plan Amendment - Request to Allow a Secondary Suite at #3 Iverson Close*** ..51

- 10) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/P-2006 / Rezoning of 12.53 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 2 / Melcor Developments Ltd.***
(Consideration of 1st Reading of the Bylaw) . .64
- 11) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/S-2006 / Rezoning of 12.12 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 3 / Melcor Developments Ltd.***
(Consideration of 1st Reading of the Bylaw) . .67
- 12) **Land & Economic Development Manager & Land & Appraisal Coordinator – Re: *Edgar Industrial Close / Road Closure Bylaw 3361/2006 / HMI Industries Inc.***
(Consideration of 1st Reading of the Bylaw) . .70
 - a) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/Q-2006 / Rezoning of Approximately 8.37 ha of Land from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District / Edgar Industrial Close / HMI Industries Inc.***
(Consideration of 1st Reading of the Bylaw) . .73

- 13) Land & Economic Development Manager & Land & Appraisal Coordinator – *Re: Offer to Purchase Part of 22nd Street East of Taylor Drive, Disposal of Municipal Reserve and Road Closure Bylaw 3362/2006 / Ulmer Realty Ltd.*
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- a) Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/U-2006 / Rezoning of Portions of Road from Road to C4 Commercial (Regional and District Shopping Centre) District / 22nd Street at Taylor Drive / Ulmer Realty Ltd.*
(Consideration of 1st Reading of the Bylaw) . . 81
- 14) Land & Economic Development Manager – *Re: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222 / Disposal of Municipal Reserve / 59th Avenue and 67th Street / Imperial Oil and Mr. Sam Wong* . . 84
- a) Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/W-2006 / Rezoning of Portions of Municipal Reserve Land at 59th Avenue and 67th Street from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District / Glendale South Neighborhood*
(Consideration of 1st Reading of the Bylaw) . . 88
- 15) Parkland Community Planning Services – *Re: Adoption of New City of Red Deer Land Use Bylaw 3357/2006 / Repeal of City of Red Deer Land Use Bylaw 3156/96*
(Consideration of 1st Reading of the Bylaw) . . 91

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) NOTICES OF MOTION

(8) ADMINISTRATIVE INQUIRIES

(9) BYLAWS

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| 2. | 3156/P-2006 – Land Use Bylaw Amendment - Rezoning of 12.53 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 2 / Melcor Developments Ltd.
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| 3. | 3156/S-2006 – Land Use Bylaw Amendment - Rezoning of 12.12 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 3 / Melcor Developments Ltd.
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| 4. | 3361/2006 – Road Closure Bylaw – Edgar Industrial Close / HMI Industries Inc.
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- | | | |
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| 5. | 3156/Q-2006 – Land Use Bylaw Amendment - Rezoning of Approximately 8.37 ha of Land from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District / Edgar Industrial Close / HMI Industries Inc.
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| 6. | 3362/2006 – Road Closure Bylaw - Re: Offer to Purchase Part of 22 nd Street East of Taylor Drive, Disposal of Municipal Reserve and Road Closure Bylaw 3362/2006 / Ulmer Realty Ltd.
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| 7. | 3156/U-2006 – Land Use Bylaw Amendment - Rezoning of Portions of Road from Road to C4 Commercial (Regional and District Shopping Centre) District / 22 nd Street at Taylor Drive / Ulmer Realty Ltd.
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| 8. | 3156/W-2006 – Land Use Bylaw Amendment - Rezoning of Portions of Municipal Reserve Land at 59 th Avenue and 67 th Street from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District / Glendale South Neighborhood
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| 9. | 3345/A-2006 - Amendment to Smoke Free Bylaw 3345/2005 – Changes to Definitions of “Work Place” and “Private Living Accommodation” and Other Housekeeping Changes
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- (1st Reading)

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Legislative & Administrative Services

DATE: June 12, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/L-2006
Direct Control District No. 23 (Riverlands)

History:

At the Monday, May 8, 2006 meeting of Council, Land Use Bylaw Amendment 3156/L-2006 was given first reading.

Land Use Bylaw Amendment 3156/L-2006 provides for the redesignation of all of the lands, with the exception of existing P1 (Parks) and A2 (Environmental Reserve) within the boundary of the Riverlands Area Redevelopment Plan, to Direct Control District No. 23 (Riverlands). The proposed Direct Control District No. 23 is intended to provide more specific residential, commercial, mixed use and civic districts that could be created in future redevelopment of the area .

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 19, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council consider 2nd and 3rd readings of the bylaw.



Kelly Kloss
Manager

From: SHERRY WHITE [mailto:swhite4success@shaw.ca]
Sent: June 12, 2006 2:55 PM
To: kelly.closs@reddeer.ca
Subject: Riverlands rezoning

On behalf of Capp Inv. Ltd. I would like to speak on the rezoning of the area referred to as Riverlands Community. We have recently purchased a site consisting of 1.5 acres, 4319 55th Ave. Lot 15 Blk 9 Plan 862 R.S.

The rezoning includes building restriction such as the numbers of storeys, building envelop and parking. Our questions and concerns fall in to these areas and we would like an opportunity to address them.

In a community which wishes to attract main floor commercial business, traffic flow and parking is a major consideration.

I look forward to speaking on this on.

Thank you

Sherry White for Capp Inv. Ltd

403-588-4050

2006/06/13

06-1612

13



LEGISLATIVE & ADMINISTRATIVE SERVICES

May 30, 2006

ATCO GAS AND PIPELINES LTD
C/O ALTALINK MANAGEMENT LTD
AEC INTERNATIONAL
SUITE 840 PHIPPS-MCKINNON BLDG
EDMONTON, AB T5J 3G2

AEC

JUN 01 2006

RECEIVED

ATTN: Kelly Kloss

FAX#: 403-346-6195

ATCO PIPELINES

Has No Objection

DATE: June 12/06

INITIALS: PK

Dear Sir/Madam:

Re: **Proposed Land Use Bylaw Amendment 3156/L-2006**
Direct Control District No. 23 (Riverlands)

Red Deer City Council is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the area of proposed changes, you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass Land Use Bylaw Amendment 3156/L-2006, which provides for the redesignation of all the lands within the boundary of the Riverlands Area Redevelopment Plan (SE ¼ Section 17-37-27-4), with the exception of existing P1 (Parks) and A2 (Environmental) Reserve, to Direct Control District No. 23. The redesignation is part of implementing the adopted Riverlands Area Redevelopment Plan policies. The general purpose of Direct Control District No. 23 is to assist with the development of Riverlands as a sustainable, healthy, mixed use community with a unique blend of residential and retail commercial uses, and a significant civic and open space area with a pedestrian friendly focus. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, during regular office hours. For more details contact the city planners at Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, June 19, 2006, at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by Tuesday, June 13, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

Kelly Kloss

Manager, Legislative & Administrative Services

/te

DATE: April 27, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Direct Control District No. 23 (Riverlands)
Land Use Bylaw Amendment 3156/L-2006
Map 8/2006

Proposal

Land Use Bylaw Amendment 3156/L-2006 proposes to redesignate all of the lands, with the exception of existing P1 (Parks) and A2 (Environmental Reserve) within the boundary of the Riverlands Area Redevelopment Plan. The redesignation proposal originates from the Riverlands Area Redevelopment Plan Implementation Actions.

The proposed district was reviewed by the Riverlands Implementation Design Team consisting of a representative from Land and Economic Development, Inspections and Licensing, Parkland Community Planning Services, Engineering, Greater Downtown Coordinator, and in consultation with Recreation, Parks and Cultural as well as legal consultation.

Currently proposed developments are processed under existing C1A and DC(3) Districts which do not reflect the intent and vision of the Riverlands Area Redevelopment Plan. The proposed DC (23) is intended to provide a basic district to guide redevelopment of the area. Potentially more specific residential, commercial, mixed use and civic districts could be created in the future as the form of redevelopment in the area becomes more apparent through development applications and recommendations of the Implementation Design Team.

Subject Area – Riverlands Area Redevelopment Plan Area

The Riverlands area is currently a light industrial / commercial area in the southwestern sector of the Greater Downtown area. It has in the past been referred to as Downtown West, and is more commonly known as Cronquist Business Park and the City's West Yards. The area occupies a location, directly west of the downtown commercial core, on the banks of the Red Deer River.

The Riverlands Plan Area is defined by the Red Deer River on the west, Taylor Drive on the north and east, and 43 Street and the West Park neighbourhood on the south.

Proposed Direct Control District No. 23

General Purpose

The general purpose of the District is to assist with the development of Riverlands as a sustainable, healthy, mixed use community with a unique blend of residential and retail commercial uses and a significant civic and open space area with a pedestrian friendly focus.

The Development Authority will be the approval body for all uses and development within the district and will ensure development conforms to the general intent of the Riverlands Area Redevelopment Plan and the Riverlands Community Plan.

Approval Body

Council is the approval body for Direct Control districts, and may delegate the approval process to the Development Authority. Administration has developed the proposed Direct Control District 23 to be the responsibility of the Development Authority in order to ensure the development approval process is similar to other commercial and residential areas in The City.

Development applications will be reviewed internally by an Implementation Design Team consisting of representative from Engineering, Inspections and Licensing, Land and Economic Development, PCPS, Parks and Recreation, and the Greater Downtown Coordinator. The team will evaluate applications based on their general conformity to the Direct Control District (23), Riverlands Area Redevelopment Plan and Riverlands Community Plan and make recommendations to the Development Authority. The team will work with and assist developers with applications within the Direct Control District (23) boundary.

A brochure will be developed for use by Inspections and Licensing to assist developers applying within the Riverlands Area to understand the intent of the Direct Control District and the application review process.

Current districts within Riverlands Area C1A and DC (3)

The Riverlands area currently contains two commercial based districts, Commercial (City Centre West) District (C1A) and Direct Control District (3).

The C1A district general purpose is to facilitate the development of a unique area of land uses, which include office and a combination of commercial, industrial, institutional, cultural and residential developments. The proposed Direct Control District (23), intended to implement the Riverlands ARP, will allow many of uses listed within C1A. However industrial uses as well as the following key uses currently allowed within C1A will not be allowed within DC (23):

- Manufacturing of any articles
- Late Night Club
- Service and Repair of any Articles
- Warehouse

The Direct Control District (3) allows uses that were legally existing within an existing building in the area at the time the district came into effect is deemed to be a discretionary use and any use approved by Council for land within the district having regard to the adopted Area Redevelopment Plan. The Direct Control District 23 will not greatly change the intent of the existing district. The main difference being legally existing uses would no longer be considered discretionary uses but could however continue until such time as they were proposing any new development that would need to conform to the Direct Control District (23).

Direct Control District 23 uses

The uses listed within the district reflect the mixed use intent of the Riverlands ARP. Uses allow for residential, commercial and cultural uses. The uses reflect Land Use Map 8 within

the Riverlands ARP that depicts proposed land use concepts for the area. Proposed uses include:

- Medium density residential with potential ground floor commercial
- General commercial
- Commercial entertainment zone
- Mandatory ground floor commercial along 47th Street (Alexander Way), with the exception of the cultural area
- Mixed Use Public, Civic and Cultural Space
- Possible High Density Commercial/Residential/Mixed Use Site
- Possible Hotel/Convention Centre Site

A new definition for cultural facility is proposed within the district in order to capture the intent of use of the Mixed Use Public, Civic and Cultural Area identified in the ARP. The cultural facility definition is to mean any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, lectures, exhibits or various art forms, cultural and or academic and or scientific programs.

Riverlands Area Redevelopment Plan and Community Plan

The general purpose of the Direct Control District (23) is to evaluate all development applications in terms of their conformity with the general intent of the Riverlands Area Redevelopment Plan and Community Plan.

Policies within the Riverlands ARP are development policies encouraging a unique neighbourhood through:

- Residential and Commercial Development
 - New Multi-Family Residential Development
 - A Variety of Multi-Family Housing Forms
 - A Mix of Income Levels and Household Types
 - New Commercial Development
 - Commercial / Entertainment Area
 - Commercial Office Development
 - High Density Office Development
- Civic, Cultural and Public Open Spaces
 - Parks and Open Spaces
 - Arts and Cultural Facilities
 - A Major Riverside Park/Civic Area/Culture Hub
 - A Pedestrian Network
 - Lanes – Service Access and Pedestrian Circulation
 - Improved Pedestrian Access from the North
 - A Hotel / Convention Centre at the River's Edge
 - Design Guidelines for Crime Prevention
- Transportation System
 - A New Transportation and Parking System
 - Traffic and Off-Street Parking
 - Alternative Design for 55 Avenue / 45 Street Intersection
 - Transit Service
- Parking
 - Residential Parking Requirements
 - Commercial and Industrial Parking Requirements
 - On-street Parking throughout the Area

- Public Parking for Public Facilities and Areas
- Bicycle Network
 - New Bicycle Connections to Downtown Core
- Public Realm Improvements
 - Continuity of Boulevard Tree Planting
 - Street Furniture in Locations of High Pedestrian Activity
 - Distinctive Street Signs for Riverlands
 - Coordination of Street Furniture Design
 - Gateways into Riverlands
 - Common Theme and Uniform Colours
 - Pedestrian Oriented Lighting
 - Boulevard Landscaping Features
 - Green Energy Efficient Buildings
 - A District Heating System for Riverlands
- Development Design Criteria

Policies within the Riverlands Community Plan consist of the development design criteria:

- Buildings Fronts
 - General – all development
 - Commercial development
 - Residential development
- Surface Parking Design Criteria

The policies within both the Riverlands ARP and Community plan will assist the implementation design team and the Development Authority when evaluating development proposals.

Community Consultation

The proposed direct control district is an implementation action following from the Riverlands Area Redevelopment plan, intended to implement policies and design guidelines of the plan and the proposed land use concept.

The ARP had been prepared with significant public and stakeholder consultation. Community residents, area business and property owners had been involved in the planning process through several community workshops and open house sessions. The Riverlands plan was also reviewed by the Culture Board, the Culture Link group, Senior Management Team, various city departments, The City's MPC, and City Council.

Following first reading being granted by City Council, letters of intent will be sent to all landowners within the boundaries of the Area Redevelopment Plan requesting their comments to be submitted and to advise them of the public hearing.

Planning Analysis

The proposed Direct Control District was created through consultation with key city departments and is intended to assist with implementation of the Riverlands Area Redevelopment Plan and Community Plan vision.

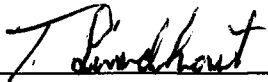
More detailed districts may be developed in the future as the area redevelops and specific residential, commercial and cultural district are requested to assist development.

Recommendation

That City Council proceeds with first reading of Land Use Bylaw Amendment 3156/L-2006.



Emily Damberger
Planner



Tony J. Lindhout, ACP, MCIP
City Planning Manager

Attachments

- c. Colleen Jensen, Community Services Director
- Ed Morris
- Paul Meyette
- Don Simpson
- Tom Warder
- Dave Matthews
- Howard Thompson

RIVERLANDS COMMUNITY PLAN**MAP 1 PLAN AREA****SCALE 1:5000****LEGEND**

Plan Boundary



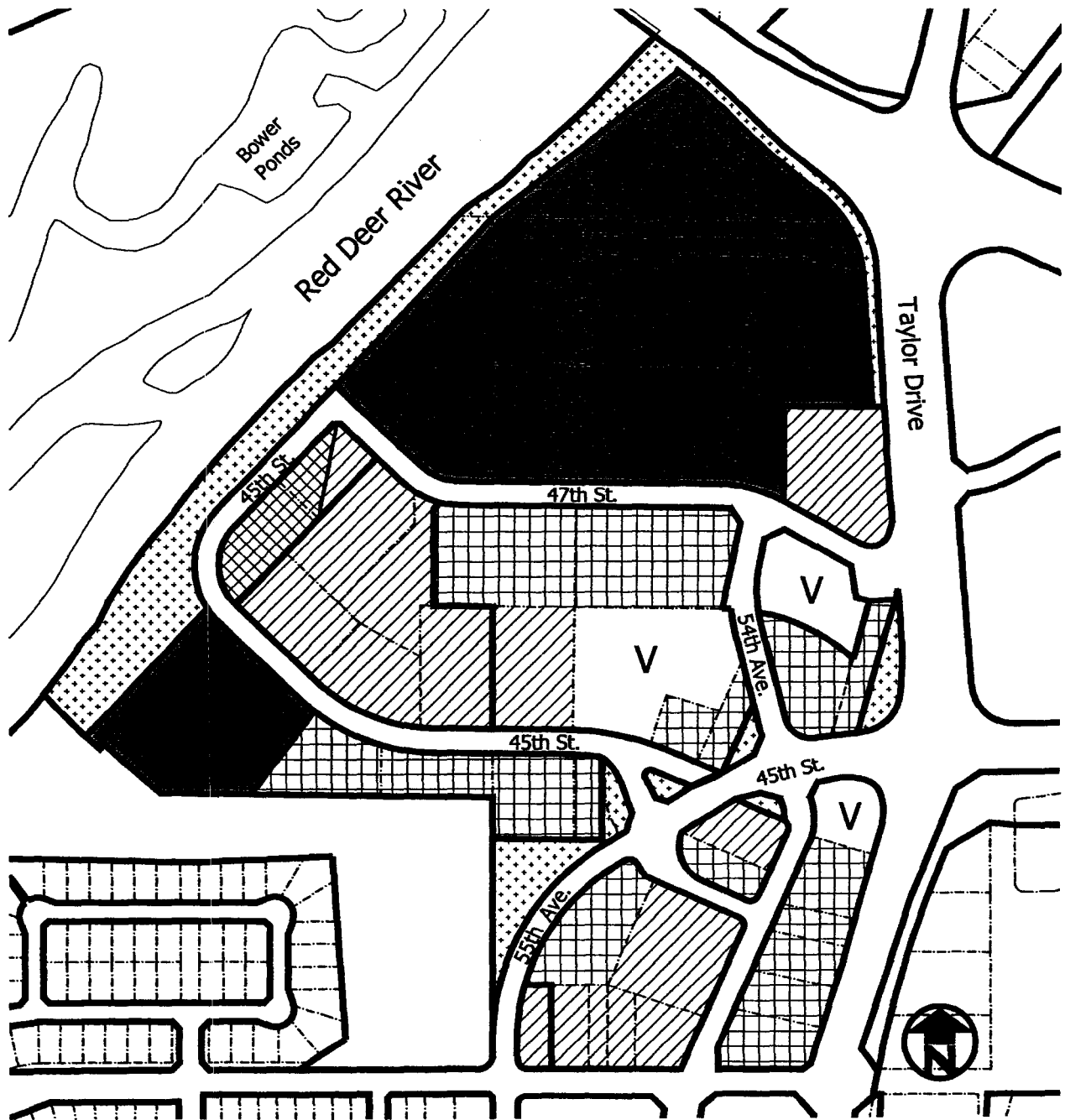
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and Urban Plans Inc**

In Association With:
**Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd**

RIVERLANDS COMMUNITY PLAN

MAP 4 EXISTING LAND USE

SCALE 1:5000



LEGEND

Medium
Density
ResidentialPrivate
Industrial

Commercial

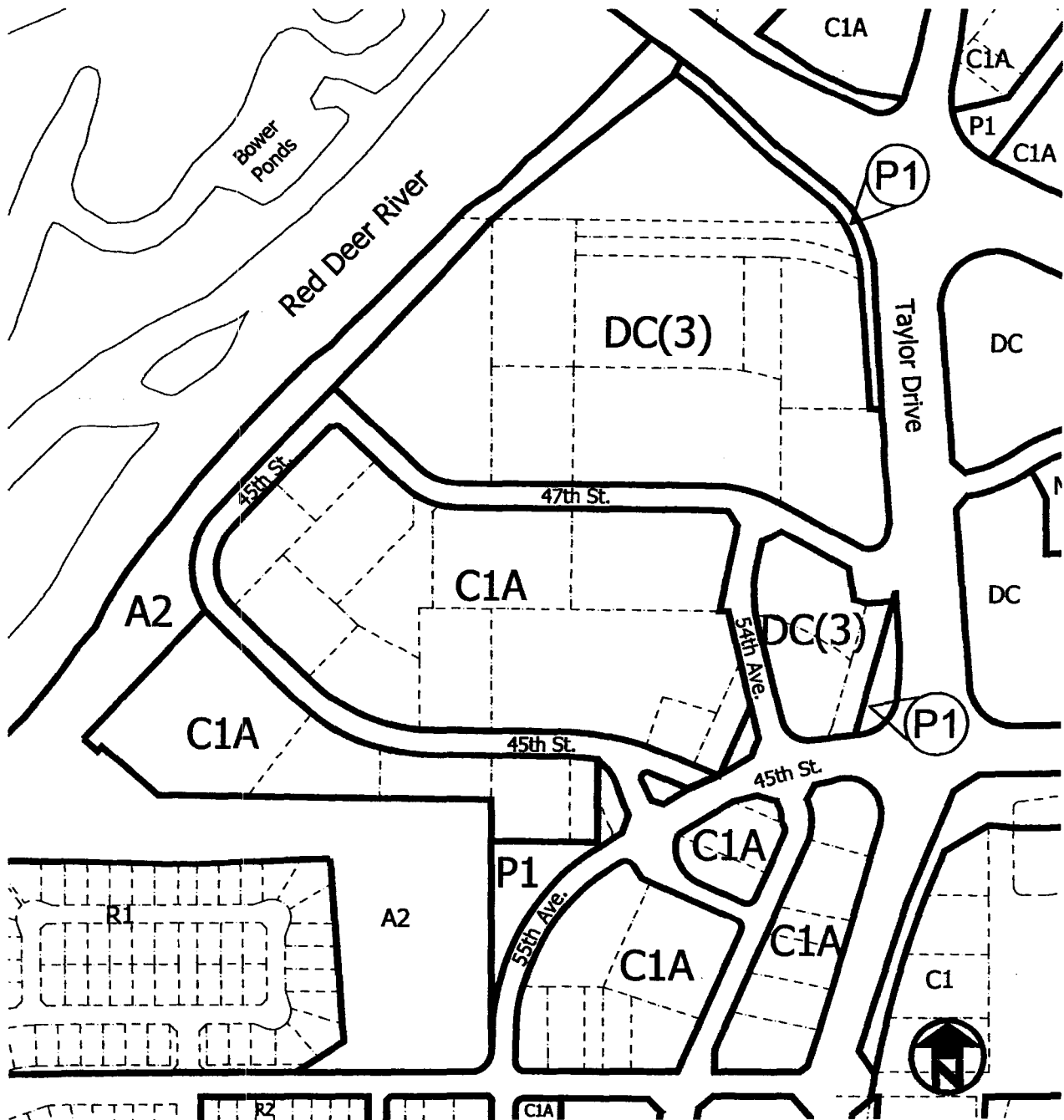
Open Space/
RecreationPublic
IndustrialVacant/
Undeveloped
Land

V

John Hull Architect
and Urban Plans IncIn Association With:
Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd

MAP 5 EXISTING ZONING

SCALE 1:5000

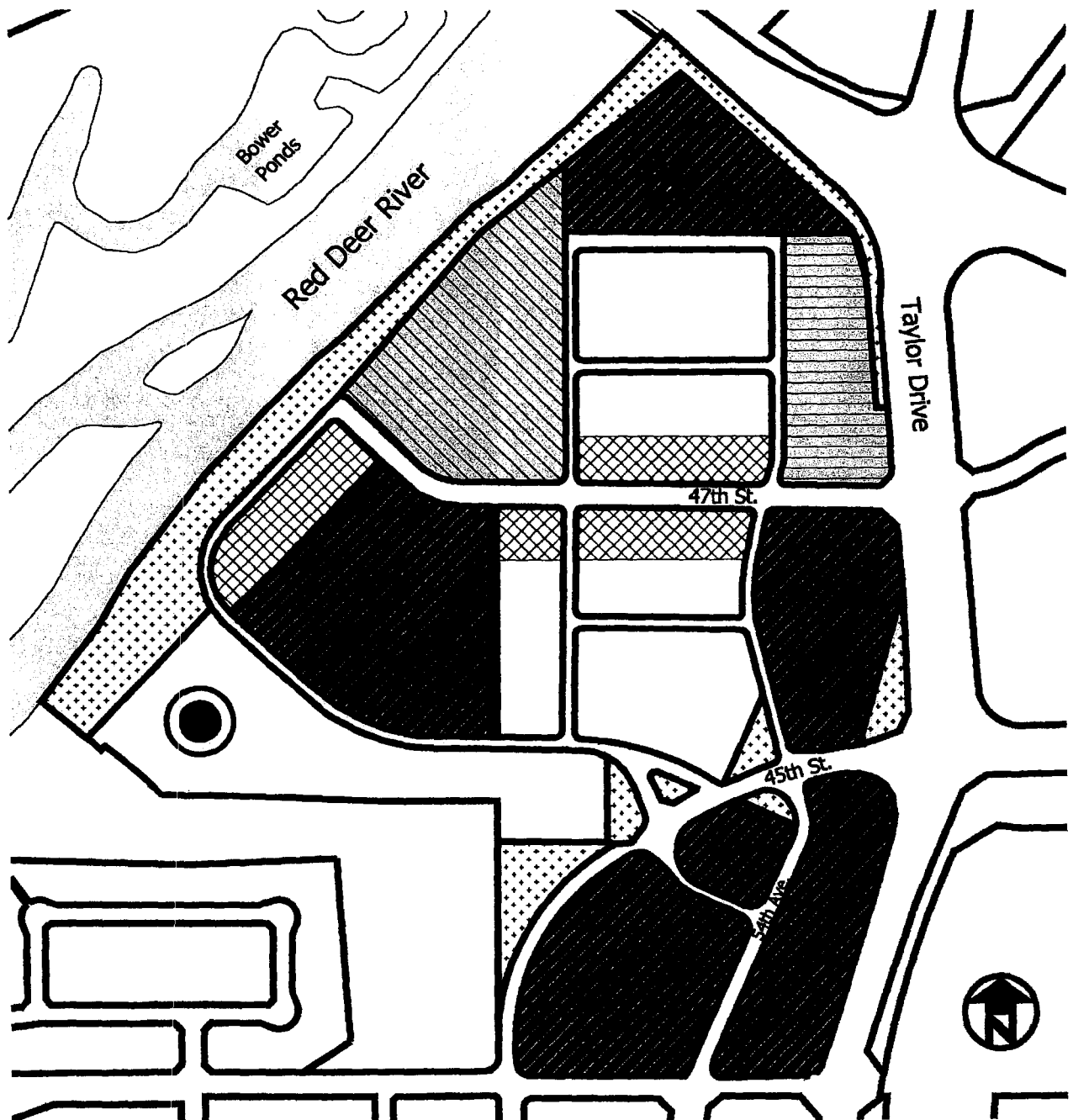
**LEGEND**

- ZONE A2:** Environmental Preservation
ZONE C1A: Commercial (City Centre West)
ZONE DC (3): Direct Control
ZONE P1: Parks and Recreation



John Hull Architect
and Urban Plans Inc

In Association With:
 Carlyle & Associates
 Grandview Consulting
 Infrastructure Systems Ltd

RIVERLANDS AREA REDEVELOPMENT PLAN**MAP 8 PROPOSED LAND USE****SCALE 1:5000****LEGEND**

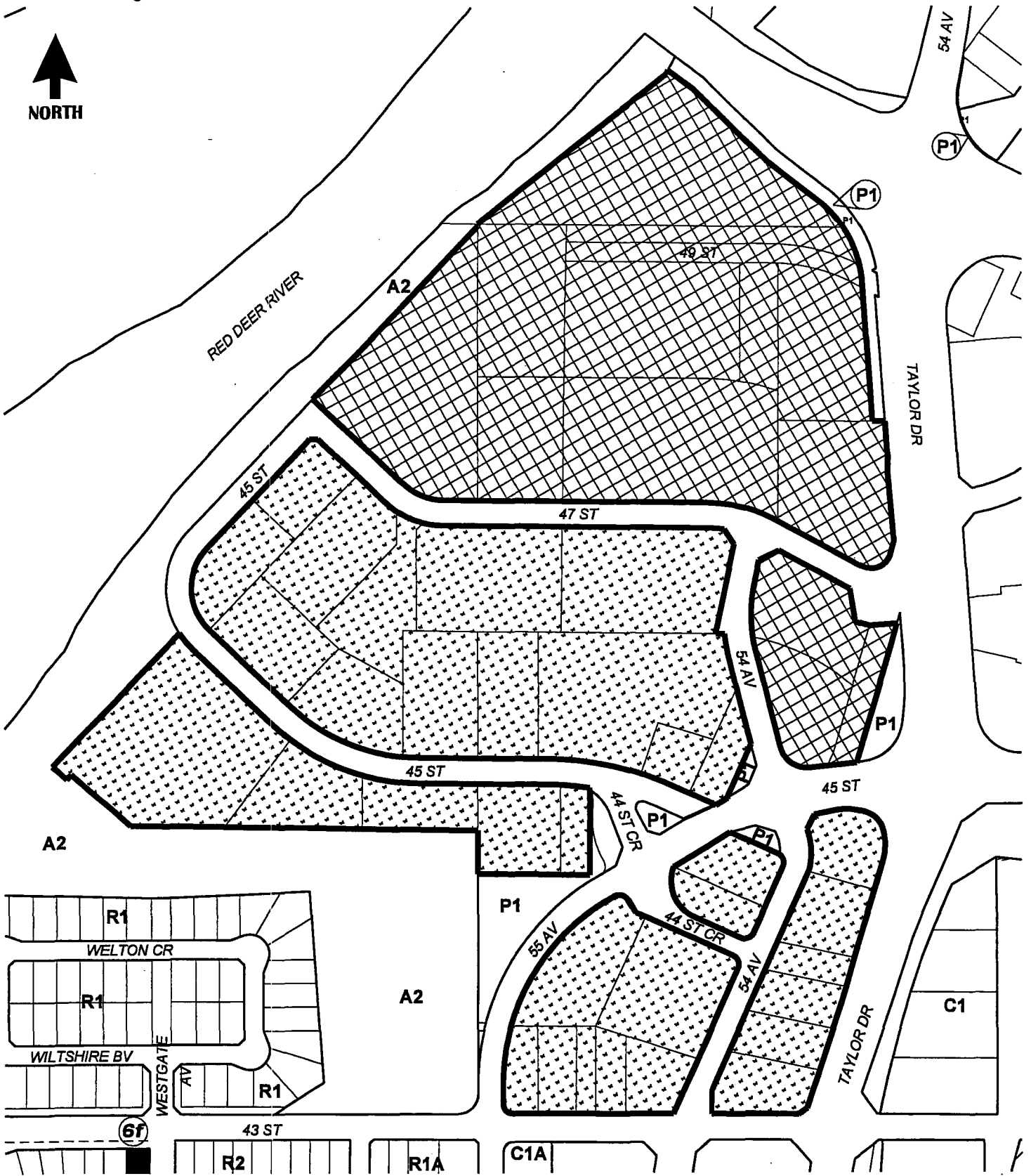
- | | | |
|--|---|---|
| Medium Density Residential
(could include ground floor commercial) | Ground Floor Commercial | Possible High Density Commercial/ Residential/ Mixed Use Site |
| Commercial | Open Space | Mixed Use Public, Civic and Cultural Space
(Residential and/or commercial uses may be permitted through private/public partnerships for the purpose of acquiring civic and cultural amenities/facilities) |
| Commercial Entertainment Zone | Possible Hotel/ Convention Centre Site | |



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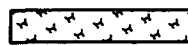
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :

C1A TO DC(23)

DC(3) TO DC(23)



AFFECTED DISTRICTS:

DC - Direct Control District

C1A - Commercial (City Centre West) District

MAP No. 8 / 2006

BYLAW No. 3156 / L - 2006

Christine Kenzie

To: swhite4success@shaw.ca
Subject: Riverlands Rezoning
Attachments: Letter to S White Re Riverlands.doc

Dear Ms. White:

Attached is a letter regarding the outcome of the June 19, 2006 Council meeting regarding the Riverlands Rezoning.



Letter to S White
Re Riverland...

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Sent Via Email

Sherry White
Capp Inv. Ltd.

Dear Ms. White:

Re: *Land Use Bylaw Amendment 3156/L-2006*
Direct Control District No. 23 (Riverlands)

At the Monday, June 19, 2006 Council meeting a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/L-2006*. Your email dated June 12, 2006 was reviewed by Council as part of the Hearing. Following the Public Hearing, *Land Use Bylaw Amendment 3156/L-2006* was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/L-2006 provides for the redesignation of all of the lands, with the exception of existing P1 (Parks) and A2 (Environmental Reserve) within the boundary of the Riverlands Area Redevelopment Plan, to Direct Control District No. 23 (Riverlands). The proposed Direct Control District No. 23 is intended to provide more specific residential, commercial, mixed use and civic districts that could be created in future redevelopment of the area.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,



Kelly Kloss
Manager

KK/chk
/attach.

c Parkland Community Planning Services

RIVERLANDS DIRECT CONTROL NO. 23
LUB 3156/L-2006

DESCRIPTION: Redesignation of all the lands within the boundary of the Riverlands Area Redevelopment Plan except P1 & A2.

FIRST READING: May 8, 2006

FIRST PUBLICATION: June 2, 2006

SECOND PUBLICATION: June 9, 2006

PUBLIC HEARING & SECOND READING: ~~May~~^{JUNE} 19, 2006

THIRD READING: June 19, 2006

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☒ **BY:** CITY

ACTUAL COST OF ADVERTISING:

\$ 361.40 X 2 **TOTAL:** \$ 722.80

MAP PREPARATION: \$ —

TOTAL COST: \$ 722.80

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 180.5901)

WANT TO SPREAD YOUR PROPERTY TAX PAYMENT OUT?

Enroll in the Tax Installment Plan (TIP). It simplifies your budgeting by dividing your yearly property taxes into smaller monthly payments. Contact Assessment & Taxation Services at (403) 342-8126 or visit www.reddeer.ca/tax to find out more.

Municipal Planning Commission Approvals

On June 5, 2006 the Municipal Planning Commission issued approval of the following applications:

Oriole Park
1. One to One Connections - discretionary use of a home based dating service to be located at 24 Oak Drive.

Westlake
2. Avalon Central Alberta - a height relaxation to a proposed single family dwelling and attached garage to be located at 148 Wiley Crescent.

Golden West
3. Scott Buildings Limited - relaxation to a proposed freestanding sign to be located at 6733 Taylor Drive.

South Hill
4. H.C.I. Architecture Inc. - exterior building elevations to an existing commercial building located at 3250 - 22 Street.

Edgar Industrial Park
5. Barden Engineering - on behalf of Pemcolex for expansion to the existing plant located at 8010 Edgar Industrial Crescent.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, June 23, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

CITY LOT SALE

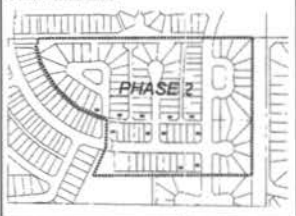
Oriole Park Estates Phase 2

Oriole Park Estates is now offering its second phase of development for sale. As with most City neighbourhoods, Oriole Park Estates will have a mix of housing choices. Phase 2 is located in the northeast corner of the subdivision and will consist of 80 single family (R1) lots, of which 9 are secondary suites permitted, and 3 pairs of duplex (R1A) lots. Most of the lots will be located in a "close" with many of them backing onto reserve land. The lot draw will be held on Tuesday, June 13, 2006 at 10:00 a.m., at the Harvest Centre, Westerner Park, in the Heartland Room.

Registration for the draw will be accepted up to 4:30 p.m. on the day prior to the sale - June 12, 2006. Sixty percent of the lots will be available for contractor applicants and forty percent will be allocated to homeowner applicants. Contractors must have a 2006 City of Red Deer General Contractors License in good standing to be eligible to register for the lot draw.

All applicants are required to submit a \$600 deposit upon making application to participate in the lot draw. Such deposit shall be forfeited if the applicant selects a lot but does not proceed to enter into the "Option and Development" Agreement.

Details as to community features, eligibility, conditions of sales, prices, architectural controls, etc., may be obtained from the Land and Economic Development Department, 3rd floor, City Hall, telephone, 342-8127 or visit the City of Red Deer website at: www.reddeer.ca/land.



Development Officer Approvals

On June 7, 2006 the Development Officer issued approval for the following applications:

Deer Park
1. J. Andersen - a 3.91 metre rear yard to a proposed detached garage to be located at 180 Dempsey Street.
2. C. Nelson - a 7.32 metre width to a proposed detached garage to be located at 212 Deschêre Close.

Grandview
3. Ramoco Land Surveying Ltd. - a 2.4 metre rear yard to an existing detached garage located at 4716 - 43 Avenue.

Inglewood
4. Snell & Oslund Surveys Ltd. - a 1.2 metre side yard to a brick pillar on a single family dwelling and attached garage located at 119 Ithwood Close.

Johnstone Park
5. Carolina Homes Inc. - a 6.91 metre rear yard to a proposed single family dwelling and attached garage to be located at 90 Jackson Close.

Lancaster
6. Snell & Oslund Surveys Ltd. - a 2.07 metre rear yard to an existing detached garage located at 708 Lancaster Drive.

Normandeau
7. Ramoco Land Surveying Ltd. - a 3.5 metre rear yard to an existing detached garage located at 109 Nash Street.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, June 23, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8132.

Riverlands Redesignation To Direct Control Land Use Bylaw Amendment

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw Amendment 3156/L-2006 proposes to redesignate all the lands within the boundary of the Riverlands Area Redevelopment Plan (SE 1/4 Section 17-37-27-4), with the exception of existing P1 Parks and A2 Environmental Reserve lands. The redesignation is part of implementing the adopted Riverlands Area Redevelopment Plan policies. The general purpose of the proposed Direct Control District No. 23 is to assist with the development of Riverlands as a sustainable, healthy, mixed use community with a unique blend of residential and retail commercial uses, and a significant civic and open space area with a pedestrian friendly focus.

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 342-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, June 19, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, June 13, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

URGENT!! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE

OK as is
On edit corrections

Relay
BY
Approved by

PH: (403) 342-4000 FAX: (403) 342-4051

INSERT DATE: FRI, JUNE 9

AD SIZE: 4 X 240

AD CODE: 94778CityAds4240F916/

FINAL PROOF: Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

Development Officer Approvals

On May 31, 2006 the Development Officer issued approval for the following applications:

Eastview
1. Beta Surveys Ltd. - a 1.34 metre side yard to an existing single family dwelling located at 3921 - 37 Avenue.

Edgar Industrial Park
2. Camdon Construction Ltd. - a 140 m² second floor addition to Gyrota Truck Wash, located at 8001 Edgar Industrial Crescent.

Fairview
3. L. Swanson - a 2.74 metre rear yard to a proposed addition to an existing detached garage located at 7 Forest Close.

Grandview
4. Buyla Homes Ltd. - a 27.7 m² rear addition to an existing family dwelling located at 3915 - 43 Avenue.

Horrisrope
5. Beta Surveys Ltd. - a 0.88 metre side yard to an existing hot tub located at 64 Marion Crescent.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, June 16, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8192.

Municipal Planning Commission Approvals

On May 29, 2006, the Municipal Planning Commission issued approval of the following applications:

Lancaster Green
1. Phoenix Construction Inc. - development of an 859 m², 6.9 m high commercial building including a banking facility with 473 m² of landscaping on the site, and 40 parking stalls, to be located at 2225 - 30 Avenue.

Rosedale Estates
2. Bernadette P. Carter - discretionary use of a home occupation for massage therapy services to be located at 30 Roland Street.

Glendale
3. David Miner - re-development for a 112 m² single family dwelling to be located at 5839 - 70 Street Drive.

Pines
4. Roger Fisher - a 5.15 metre high detached garage to be located at 18 Piper Drive.

Riverside Light Industrial Park
5. Richards Consulting Ltd. - addition to the existing building at 4417 - 63 Street.

6. Richards Consulting Ltd. - addition to the existing building at 4419 - 63 Street.

Riverside Heavy Industrial Park
7. Timcon Construction (1988) Ltd. - the development of a two storey industrial building to be located at 7485 - 45 Avenue Close.

Bower
8. Bower Place Property Corp. - the as built (footprint), of 55,129 m² for the existing Bower Place shopping complex as shown in the Maltona Geomatics Real Property Report dated January 31, 2006 and approve a rear wall inspection of 6.71 metres from south property line at 4900 Molly Bester Drive.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, June 16, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

CITY LOT SALE

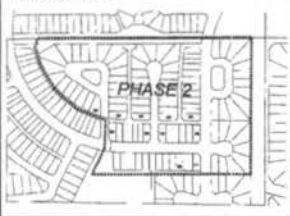
Orion Park Estates Phase 2

Orion Park Estates is now offering its second phase of development for sale. As with most City neighbourhoods, Orion Park Estates will have a mix of housing choices. Phase 2 is located in the northeast corner of the subdivision and will consist of 80 single family (R1) lots, of which 9 are secondary suites permitted, and 3 pairs of duplex (R1A) lots. Most of the lots will be located in a close, with many of them looking onto reserve land. The lot draw will be held on Tuesday, June 13, 2006 at 10:00 a.m., at the Harvest Centre, Westerner Park, in the Heartland Room.

Registration for the draw will be accepted up to 4:30 p.m. on the day prior to the sale - June 12, 2006. Sixty percent of the lots will be available for contractor applicants and forty percent will be allocated to homeowner applicants. Contractors must have a 2006 City of Red Deer General Contractors License in good standing to be eligible to register for the lot draw.

All applicants are required to submit a \$600 deposit upon making application to participate in the lot draw. Such deposit shall be forfeited if the applicant selects a lot but does not proceed to enter into the Option and Development Agreement.

Details as to community features, eligibility, conditions of sales, prices, architectural controls, etc., may be obtained from the Land and Economic Development Department, 3rd floor, City Hall, telephone, 342-8127 or visit the City of Red Deer website at: www.reddeer.ca/land



THE CITY OF RED DEER WILL BE SMOKE FREE JUNE 1, 2006

The Smoke Free Bylaw will prohibit smoking in all work places and indoor public places including drinking establishments, bingo halls, casinos, grandstands, piers, private clubs, public transportation vehicles, restaurants and sidewalk cafes. For more information visit www.reddeer.ca/smokefree.

CITY LOT SALE

Johnstone Crossing Phases 7 and 9

The City is now pre-selling Phases 7 and 9 of Johnstone Crossing located in the City's northwest. This residential subdivision features a parkland setting, linear parks and tree-lined boulevards on Jordan Parkway. This stage will include 112 single family lots, of which 21 are designated secondary suites permitted, and 11 pairs of duplex lots, located on Jasper Crescent, Jordan Parkway and Jenner Crescent. Sixty percent of the lots will be available for contractor applicants and forty percent will be allocated to homeowner applicants. The lot draw will be held on Tuesday, June 6, 2006 at 10:00 a.m., at the Harvest Centre, Westerner Park, in the Heartland Room.

Registration for the draw will be accepted up to 4:30 p.m. on the day prior to the sale - June 5, 2006. No registrations will be taken on the draw date. Please note that Contractors must have a 2006 City of Red Deer General Contractors License in good standing to be eligible to register for the lot draw.

All applicants are required to submit a \$600 deposit upon making application to participate in the lot draw. Such deposit shall be forfeited if the applicant selects a lot but does not proceed to enter into the Option and Development Agreement.

Details as to community features, eligibility, conditions of sales, prices, architectural controls, etc., may be obtained from the Land and Economic Development Department, 3rd floor, City Hall, telephone, 342-8127 or visit the City of Red Deer website at: www.reddeer.ca/land



Riverlands Redesignation To Direct Control

Land Use Bylaw Amendment

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw Amendment 2156/L-2006 proposes to redesignate all the lands within the boundary of the Riverlands Area Redevelopment Plan (SE 1/4 Section 17-27-24), with the exception of existing P1 Parks and A2 Environmental Reserve lands. The redesignation is part of implementing the adopted Riverlands Area Redevelopment Plan policies. The general purpose of the proposed Direct Control District No. 23 is to assist with the development of Riverlands as a sustainable, healthy, mixed use community with a unique blend of residential and retail commercial uses, and a significant civic and open space area with a pedestrian friendly focus.

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, June 19, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, June 13, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

URGENT! Please call/rak within 1 hour of receiving

OK as is	OK with correction	Approved by
16/	16/	BY
FRI, JUNE 2		4 X 300
AD CODE: 93334CityAdd44300F2		

FINAL PROOF. Proof read and approve or mark corrections. Proceed to the responsibility of the advertiser. Thank you for your co-operation.



LEGISLATIVE & ADMINISTRATIVE SERVICES

May 30, 2006

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2»
«Owner_Address_3»

Dear Sir/Madam:

**Re: Proposed Land Use Bylaw Amendment 3156/L-2006
Direct Control District No. 23 (Riverlands)**

Red Deer City Council is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the area of proposed changes, you have an opportunity to ask questions about the intended use and to let Council know your views.

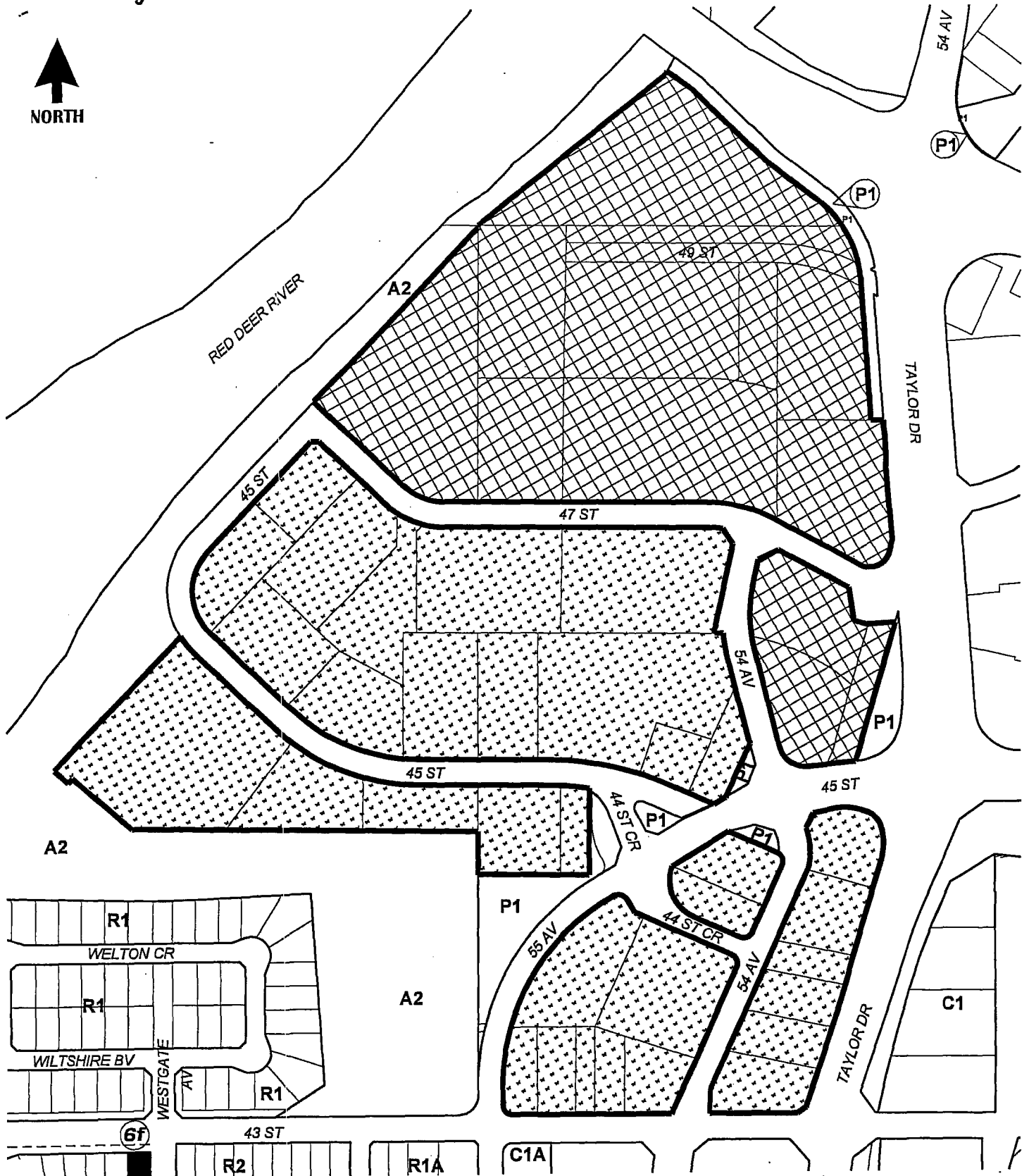
City Council proposes to pass **Land Use Bylaw Amendment 3156/L-2006**, which provides for the redesignation of all the lands within the boundary of the Riverlands Area Redevelopment Plan (SE ¼ Section 17-37-27-4), with the exception of existing P1 (Parks) and A2 (Environmental) Reserve, to Direct Control District No. 23. The redesignation is part of implementing the adopted Riverlands Area Redevelopment Plan policies. The general purpose of Direct Control District No. 23 is to assist with the development of Riverlands as a sustainable, healthy, mixed use community with a unique blend of residential and retail commercial uses, and a significant civic and open space area with a pedestrian friendly focus. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, during regular office hours. For more details contact the city planners at Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, June 19, 2006**, at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, June 13, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

Kelly Kloss
Manager, Legislative & Administrative Services
/te
encl.

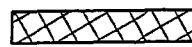
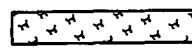
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :

C1A TO DC(23)

DC(3) TO DC(23)



AFFECTED DISTRICTS:

DC - Direct Control District

C1A - Commercial (City Centre West) District

MAP No. 8 / 2006

BYLAW No. 3156 / L - 2006



LUB Amendment 3156/L-2006, Riverlands



2006/05/24
Scale 1 : 9354

The City of Red Deer does not guarantee
the accuracy of the information.
Data to be used as information only.

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Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
1013940 ALBERTA LTD	4922 52 ST	RED DEER, AB T4N 2C8		
1037677 ALBERTA LTD	3232 50A AV	SYLVAN LAKE, AB T4S 1A8		
1062101 ALBERTA LTD	A105 5212 48 ST	RED DEER, AB T4N 7C3		
1135968 ALBERTA LTD	208-3947 50A AVE	RED DEER, AB T4N 6V7		
1155178 ALBERTA LTD	145 DORAN CRES	RED DEER, AB T4R 2M8		
1195842 ALBERTA LTD	5420 - 45 ST	RED DEER, AB T4N 1X2		
1206187 ALBERTA LTD	C/O DERREL PLACKNER	101-4419 50 AVE	RED DEER, AB T4N 3Z5	
1208294 ALBERTA LTD	49 SELKIRK BLVD	RED DEER, AB T4N 0G4		
285319 ALBERTA LTD	5301 43 ST APT 201	RED DEER, AB T4N 1C8		
4209141 CANADA INC	ATT: REAL ESTATE DEPART	3225 - 12 ST NE	CALGARY, AB T2E 7S9	
509132 ALBERTA LTD	4928 53 AV	RED DEER, AB T4N 5J9		
531845 ALBERTA LTD	70 WILTSHIRE BLVD	RED DEER, AB T4N 6L3		
597084 ALBERTA LTD.	11348 142 ST NW	EDMONTON, AB T5M 1T9		
597750 ALBERTA LTD	18 MICMAC PLACE WEST	LETHBRIDGE, AB T1K 5H6		
673823 ALBERTA LTD	36 EAGLE RIDGE DRIVE SW	CALGARY, AB T2V 2V4		
686916 ALBERTA LTD	17 DEMPSEY ST	RED DEER, AB T4R 2S1		
706970 ALBERTA LTD	P O BOX 280	RED DEER, AB T4N 5E8		
807748 ALBERTA LTD	C/O TERRY MURPHY	79 DENISON CRES	RED DEER, AB T4R 2E9	
839488 ALBERTA LTD	4319 55 AV	RED DEER, AB T4N 4N7		
858676 ALBERTA LTD	RR #1	PENHOLD, AB T0M 1R0		
897763 ALBERTA LTD	BOX 12 SITE 10 RR 4 LCD 1	RED DEER, AB T4N 5E4		
942577 ALBERTA LTD	25 ALLSOP DR	RED DEER, AB T4R 2H1		
960500 ALBERTA LTD	1 5579 47 ST	RED DEER, AB T4N 1S1		
973130 ALBERTA LTD	G9-5550 45 ST	RED DEER, AB T4N 1L1		
976313 ALBERTA LTD	101 5590 45 ST	RED DEER, AB T4N 7C4		
992939 ALBERTA LTD	82 39018 RR 1 STN MAIN	SYLVAN LAKE, AB T4S 1X6		
ADA DE GROOT	107 4512 52 AVE	RED DEER, AB T4N 7B9		
ADA MCMULLAN	232-4512 52 AVE	RED DEER, AB T4N 7B9		
ADRIANA HELENA RUHE	136-4512 52 AVE	RED DEER, AB T4N 7B9		
ALBERT & ALICE DEWIT	206 4512 52 AVE	RED DEER, AB T4N 7B9		
ALBERT & JUDITH REDER	404 5300 48 ST	RED DEER, AB T4N 7C5		
ALBERT M PRUSS	319 5300 48 ST	RED DEER, AB T4N 7C5		
ALEXANDER & IRENE FRANK	113 4512 52 AVE	RED DEER, AB T4N 7B9		
ALICE IRENE BLINOFF	327 4512 52 AVE	RED DEER, AB T4N 7B9		
ALLAN & IRENE BOOMER	311 4512 52 AVE	RED DEER, AB T4N 7B9		
ALLAN GERALD & LOIS ALMA SHURMER	306 4512 52 AVE	RED DEER, AB T4N 7B9		

ALLEN J & BERTHA KUNTZ	229 4512 52 AVE	RED DEER, AB T4N 7B9
ALLEN SIDNEY & MARY CHARLOTTE HEF	SIERRAS OF TAYLOR DRIVE 132 4512 52 AVE	RED DEER, AB T4N 7B9
ALLYN MOHAN	224-5300 48 ST	RED DEER, AB T4N 7C5
ALMA GROSSETH	320 4512 52 AVE	RED DEER, AB T4N 7B9
ALVA J & CLAUDETTE M GODBOUT	220 4512 52 AVE	RED DEER, AB T4N 7B9
ANDREA G LUKAWIECKI	114 5300 48 ST	RED DEER, AB T4N 7C5
ANDREW A & EVELYN L POCHYLKO	308 5590 45 ST	RED DEER, AB T4N 7C4
ANDRIES (JR) & TINI SCHOLING	310 4512 52 AVE	RED DEER, AB T4N 7B9
ANITA J HANAWALT	208 5300 48 ST	RED DEER, AB T4N 7C5
ANNE THULIEN	425 4512 52 AVE	RED DEER, AB T4N 7B9
ANTHONY JOHN SMITH	129 4512 52 AVE	RED DEER, AB T4N 7B9
ARTHUR E JONES	422 4512 52 AVE	RED DEER, AB T4N 7B9
ARTHUR G & MARGARET M HENKELMAN	429 4512 52 AVE	RED DEER, AB T4N 7B9
ATCO GAS AND PIPELINES LTD	C/O ALTALINK MANAGEMEN	AEC INTERNATIONAL SUITE 840 PHIPPS-EDMONTON, AB T5J 3G2
AUDREY SOLE	314 4512 52 AVE	RED DEER, AB T4N 7B9
B & P ENTERPRISES LTD	BOX 939	BENTLEY, AB T0C 0J0
BAHREY PROFESSIONAL CORPORATION	C101-5212 48 ST	RED DEER, AB T4N 7C3
BARBARA JEAN SMITH	325 4512 52 AVE	RED DEER, AB T4N 7B9
BARBARA MAE CONSTABLE	230 4512 52 AVE	RED DEER, AB T4N 7B9
BARRY BEACOCK & LORNA TATE	305 5590 45 ST	RED DEER, AB T4N 7C4
BENJAMIN & VIVIAN MARY HOSKIN	305 5300 48 ST	RED DEER, AB T4N 7C5
BERNARD & LOUISE ZENTNER	122 5300 48 ST	RED DEER, AB T4N 7C5
BERTHA L POTEET	301 5300 48 ST	RED DEER, AB T4N 7C5
BETTENSONS CARTAGE COMPANY LIMITED	4320 52 AV	RED DEER, AB T4N 4J9
BETTY IRENE YOUNG	436 4512 52 AVE	RED DEER, AB T4N 7B9
BETTY JUNE CROSS	125-4512 52 AVE	RED DEER, AB T4N 7B9
BOB MULLEN HOLDINGS LTD	9 5579 47 ST	RED DEER, AB T4N 1S1
BRENDA MUNRO	303 5590 45 ST	RED DEER, AB T4N 7C4
BRIAN A & CHRISTINE M MALLEY	4422 44 AVENUE CLOSE	INNISFAIL, AB T4G 1W8
BRIAN OGILVIE HOLDING LTD	4708 60 ST	RED DEER, AB T4N 7C7
BRUCE A & RHONDA E RUSSELL	190 ROCKY RIDGE LANDNG	CALGARY, AB T3G 4H5
C.R.A.M. HOLDINGS LTD.	4 5571 - 45 ST.	RED DEER, AB T4N 1L2
C-A MEATS LTD	C/O FRED HUIZING	BOX 6 SITE 11 RR1 OLDS, AB T4H 1P2
CAIRCO RESPIRATORY SERVICES INC.	5217E 50 ST	WETASKIWIN, AB T9A 3B8
CANADIAN APPLIANCE SERVICE LTD	E6 5560 45 ST	RED DEER, AB T4N 1L1
CARNIVAL CINEMAS INC	5402 47 ST	RED DEER, AB T4N 6Z4
CAROL EVELYN & JAMES GREGORY MAC	114-4512 52 AVE	RED DEER, AB T4N 7B9

CENTRAL ALBERTA PROF. CENTRE LIMIT	BOX 100	BLACKFALDS, AB	T0M 0J0
CHANTELLE MANAGEMENT LTD	MANULIFE PLACE	10180 101 ST NW SUITE	EDMONTON, AB T5J 3S4
CHARLES LEON & ALTHA NEILSON	407 5300 48 ST	RED DEER, AB	T4N 7C5
CHAUNCEY D FLINT & CHRISTINE ROSE	431 4512 52 AVE	RED DEER, AB	T4N 7B9
CHERIE FAY SMITH	117 5300 48 ST	RED DEER, AB	T4N 7C5
CHRISTIAN MOTORCYCLISTS	ASSOCIATION OF CANADA II	PO BOX 521 STN POST	RED DEER, AB T4N 5G1
CHRISTOPHER DEMERS	402-5300 48 ST	RED DEER, AB	T4N 7C5
CLARENCE WESLEY & ELOISE COLTON	116-5300 48 ST	RED DEER, AB	T4N 7C5
CLAUDE & HELEN ELIZABETH BELEC	336 4512 52 AVE	RED DEER, AB	T4N 7B9
CLIVE R & JANICE C VALENTINE	317 5300 48 ST	RED DEER, AB	T4N 7C5
COOPER MARKETING GROUP INC.	RR 3 LCD 1	RED DEER, AB	T4N 5E3
CORNELIS & GLORIA VANDERLEEK	414 4512 52 AVE	RED DEER, AB	T4N 7B9
CRISIS CENTRE: SEXUAL ABUSE, VIOLEN	EDUCATION & SUPPORT	A201-5212 48 ST	RED DEER, AB T4N 7C3
D D SMETHURST PROFESSIONAL CORP	(D103-5212 48 ST	RED DEER, AB	T4N 7C3
D LEE & R COLLEEN MATHESON	121-5300 48 ST	RED DEER, AB	T4N 7C5
DANCENTRAL STUDIO INC	5424 45 STREET	RED DEER, AB	T4N 1L1
DARLENE BATES	301 5590 45 ST	RED DEER, AB	T4N 7C4
DARREL CHARRON & TERRI BRIGDEN	417-5300 48 ST	RED DEER, AB	T4N 7C5
DARRELL & M KATHY SONNENBERG	405 5590 45 ST	RED DEER, AB	T4N 7C4
DARREN JOSEPH & MIRANDA CHARLENE	114 DONNELLY CRES	RED DEER, AB	T4R 2L7
DAVID & JO-ANNE BERZINS	423 4512 52 AVE	RED DEER, AB	T4N 7B9
DAVID MATHESON	403 4512 52 AV	RED DEER, AB	T4N 7B9
DAVID THOMPSON COUNTRY	ZONE 4 TOURIST COUNCIL	PO BOX 146 STN POST	RED DEER, AB T4N 5E7
DELBERT WAYNE & DOREEN MAY CRAW	422 5300 48 ST	RED DEER, AB	T4N 7C5
DELLA BLAIR	412 5300 48 ST	RED DEER, AB	T4N 7C5
DELMAR L & DIXIE P BILLINGS	22 FLAGSTAFF CLOSE	RED DEER, AB	T4N 6V1
DEMPSTER & FRANCES HEMING & HEAT	221-5300 48 ST	RED DEER, AB	T4N 7C5
DENIS L MOORMANN	111-5300 48 ST	RED DEER, AB	T4N 7C5
DENIS ROGER JOSEPH & GERMAINE MAI	235 4512 52 AVE	RED DEER, AB	T4N 7B9
DIANNE S FARION	207 5590 45 ST	RED DEER, AB	T4N 7C4
DONALD & RUBY MASHFORD	210 4512 52 AVE	RED DEER, AB	T4N 7B9
DONALD GEORGE & NELLIE THOMSON	37 MITCHELL AVE	RED DEER, AB	T4N 0L7
DONALD JAMES & IVY M WILSON	415 4512 - 52 AVE	RED DEER, AB	T4N 7B9
DONALD RICHARD & HELEN GEORGIA GI	417 4512 52 AVE	RED DEER, AB	T4N 7B9
DOREEN & ORION & WADE & LENIS MCC	401 5300 48 ST	RED DEER, AB	T4N 7C5
DOREEN HAMILTON	312 - 4512 52 AVE	RED DEER, AB	T4N 7B9
DORIS SOWA	122 4512 52 AV	RED DEER, AB	T4N 7B9

DOROTHY GOOD	112 4512 52 AVE
EDNA MARY KOSOWICK	106 4512 52 AVE
EDWARD & CAROL FAY MUTH	418 5300 48 ST
EDWARD G & KATHLEEN & KYLE LIPTAK	E1 5560 45 ST
EDWARD JOHN & HAZEL GEORGINA ROSE	212-4512 52 AVE
EDWARD JOSEPH & LYNNE ANNE LYNE	306 5300 48 ST
EDWIN & VIOLET KISINGER	213 4512 52 AVE
ELAINE VALERIE VAN DUSEN	430 4512 52 AVE
ELDON O & GLORIA J THULIEN	219 4512 52 AVE
ELLEN MAE STEVENSON	R R 4
ELNA GLADYS OLSON	206 5590 45 ST
EMMA MATTHEIS	207 5300 48 ST
ENA WAMSTEEKER	408 4512 52 AV
ERIC R & BEVERLY J TAYLOR	418 4512 52 AVE
ERVIN & HELGA B HEIN	408 5300 48 ST
ESTHER & DOUGLAS & GRANT WARD & (328-4512 52 AVE	
ESTHER DE BORD	413 4512 52 AVE
EUNICE MARJORIE CONGO	324-5300 48 ST
EVELYN BARTELL	403 5300 48 ST
EVERETT R & I JEAN WILEY	137 4512 52 AVE
FASGAS REALTY LTD	4919 59 ST APT 236
FLORENCE A CARPENTER	205 4512 52 AVE
FLORENCE ROSEANNA NIELSEN	201 5590 45 ST
FLORENCE T THOMPSON	124-5300 48 ST
FOUR STAR DRYWALL INC	115-27475 TWP RD 380
FRANCIS & MARGARET HUGGINS	319 4512 52 AVE
FRANK LEADLAY & SUSAN THIESSEN	128-4512 52 AVE
GARY A S & CANDACE E SPURRELL	118 OSMOND CLOSE
GARY W. & JUDY J. SEHER	407 5590 45 ST
GEMALTA CO OPERATIVE LTD	G7 5550 45 ST
GEORGE CHRISTOPHER & VERA JOYCE	224 4512 52 AVE
GEORGE E WEBBER	105 5590 45 ST
GEORGE M & ANNA C & MICHAEL G REIT	218 5300 48 ST
GERALD DERKO	416 4512 52 AVE
GERALD J & DOROTHY E GOLDIE	121 4512 52 AVE
GERMAINE MORTIER	111 4512 52 AVE
GILLIAN ANGELA SKINNER	PO BOX 9069 STN MAIN

RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 1L1
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 5E4
RED DEER, AB	T4N 7C4
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 6C9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C4
RED DEER, AB	T4N 7C5
RED DEER COUNTY, AB	T4S 2B7
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 6Y1
RED DEER, AB	T4N 7C4
RED DEER, AB	T4N 1L1
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C4
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
SYLVAN LAKE, AB	T4S 1S6

GLAYDE & JOANNE GANDERTON	5 ORCHARD GREEN
GORDON E & ANTHONY A KAYTOR	P O BOX 24
GRETA WINTER	225 4512 52 AVE
GWEN B FEAR & GAIL QUINN & BRENDA	221-4512 52 AVE
H THEODORE & LUELLA G EPP	337 - 4512 52 AVE
HARRY HUEPPELHEUSER	R R 1
HARVEY A & CAROL F LANGEVIN	313-4512 52 AVE
HENRY J & MARIE W CHAMNEY	110 4512 52 AVE
HERMINA M NAGEL	316 4512 52 AVE
HUGH & JEAN BERRY	411 4512 52 AVE
ICON STREET RODS INC	5330 44 AVE
IMPERIAL OIL LTD	BOX 422
IVY B STANG	404 4512 52 AVE
JACK & THERESA KNIGHT	202 5590 45 ST
JAMES A. & EILEEN T. CONNELLY	321 4512 52 AVE
JAMES THOM & JANET HUNTER	307 5590 45 ST
JENCO HOLDINGS LTD	5230 53 AVE
JJAM MANAGEMENT (1987) LTD	BOX 36035
JO ANNE KOROSI	118 5300 48 ST
JOAN MARIE RADOMSKE	130 4512 52 AVE
JOAN O BUNIO	107 5590 45 ST
JOE & MARLENE WACK	226 4512 52 AVE
JOHN & MARY E HYDOMAKO	234 4512 52 AVE
JOHN BRENHAM CHAPMAN	402 5590 45 ST
JOHN J & DOREEN KANGIESSER	424 5300 48 ST
JOHN KEITH & JEANETTE ANN MACISAA	208 4512 52 AVE
JOHN M & DONNA J LINDSAY	214 5300 48 ST
JOHN P & DIANA K CURRIE	203-5300 48 ST
JOHN RAYMOND & DORENE ELIZABETH	407 4512 52 AVE
JUANITA L KNIGHT	4009 44 ST
JUDITH GLENORA BROWNLEE	315 4512 52 AVE
KAMURA AGENCIES LTD	41 JENKINS DR
KATHERINE HUSTON	324 4512 52 AVE
KATHLEEN WINNIFRED MCKENDRICK	223 - 4512 52 AVE
KAZACKA LIMITED	BOX 6 SITE 5 RR1
KEITH G MCPHEDRAN	5734 WESTPARK CR
KENNETH HEYWOOD	500-4911 51 ST

RED DEER, AB	T4N 5B6
NEWDALÉ, MB	R0J 1J0
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
BLACKFALDS, AB	T0M 0J0
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 3J2
DON MILLS STATION	NORTH YORK, ON M3C 2T2
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C4
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C4
RED DEER, AB	T4N 5K2
EDMONTON, AB	T5X 5V9
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C4
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C4
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7C5
RED DEER, AB	T4N 7B9
PONOKA, AB	T4J 1B8
RED DEER, AB	T4N 7B9
RED DEER, AB	T4P 3X1
RED DEER, AB	T4N 7B9
RED DEER, AB	T4N 7B8
RED DEER, AB	T4N 5E1
RED DEER, AB	T4N 1E5
RED DEER, AB	T4N 6V4

KENNETH TED HONECKER	4519 55 AV	LACOMBE, AB	T4L 1H2
KERRY POFFENROTH & MARILYN ROOK	207 4512 52 AVE	RED DEER, AB	T4N 7B9
KIM SKIBSTED	128 - 5300 48 ST	RED DEER, AB	T4N 7C5
KINDRED DEVELOPMENTS LTD	C/O CARPET COLOR CENTR	7711 50 AVE	RED DEER, AB T4P 1M7
LANCE & DONNA HOLLY	211 5300 48 ST	RED DEER, AB	T4N 7C5
LARRY S DOREY	307 4512 52 AVE	RED DEER, AB	T4N 7B9
LARWAR HOLDINGS INC	B101-5212 48 ST	RED DEER, AB	T4N 7C3
LAWRENCE JOHN & MARILYN KATHERIN	THE QUARRY	204 5590 45 ST	RED DEER, AB T4N 7C4
LAWRENCE M STEVENS	301 4512 52 AVE	RED DEER, AB	T4N 7B9
LAWRENCE STEPHEN DOREY	307-4512-52 AVE	RED DEER, AB	T4N 7B9
LEHIGH CEMENT LIMITED	885 42 AVE SE APT 222	CALGARY, AB	T2G 1Y8
LENARD JOHN & TONI LYNN LACHANCE	103 DENISON CRES	RED DEER, AB	T4R 2G1
LEWIS HAVELL	334-4512 52 AVE	RED DEER, AB	T4N 7B9
LLOYD ALAN & MAE MCMURDO	302 5590 45 ST	RED DEER, AB	T4N 7C4
LOIS ELSIE FRANCES KELLN	202 4512 52 AVE	RED DEER, AB	T4N 7B9
LOREEN D ALLISON & MARK S SADLER	403 5590 45 ST	RED DEER, AB	T4N 7C4
LORNE W & C JO ANNE MESSNER	406 4512 52 AVE	RED DEER, AB	T4N 7B9
LORRAINE ALICE HANSON	106-5300 48 ST	RED DEER, AB	T4N 7C5
LYLE & LISA BECK	5589 47 ST	RED DEER, AB	T4N 1S1
LYLE CHENEY	23 ROBERTS CRES	RED DEER, AB	T4P 3K7
LYNN FARMS ROCKY LTD	C/O REALTY INVESTMENT C	3722 57 AVE SUITE 216	RED DEER, AB T4N 4R7
MAISIE CHRISTINA PICKERING	214 4512 52 AVE	RED DEER, AB	T4N 7B9
MARC GUY & DIANA RONALDA BOUCHAF	30 37470 TOWNSHIP RD 265	RED DEER COUNTY, AB	T4E 1B8
MARGARET & WAYNE RICE	133 4512 52 AVE	RED DEER, AB	T4N 7B9
MARGARET COPITHORNE	R R 1	BLUFFTON, AB	T0C 0M0
MARGARET HOUGAN	402 4512 52 AVE	RED DEER, AB	T4N 7B9
MARGARET J L GRAY	124 4512 52 AVE	RED DEER, AB	T4N 7B9
MARGARET JEAN ALLAN	SIERRA HERITAGE VILLAGE	322-5300 48 ST	RED DEER, AB T4N 7C5
MARGARET JEAN YOUNG	433 4512 52 AVE	RED DEER, AB	T4N 7B9
MARGARET MAE COOPER	205 5590 45 ST	RED DEER, AB	T4N 7C4
MARGARET MAE COOPER	205 5590 45 ST	RED DEER, AB	T4N 7C4
MARILYN E. GRAY	126 5300 48 ST	RED DEER, AB	T4N 7C5
MARION FLORENCE EVERSON	22 EVERSOLE CRES	RED DEER, AB	T4R 2J8
MARION GLADYS SMITH	227 4512 52 AVE	RED DEER, AB	T4N 7B9
MARJORIE ELSIE REID	302 4512 52 AVE	RED DEER, AB	T4N 7B9
MARK A & GISELLE A FUNK	5028 10 AVE	EDSON, AB	T7E 1E7
MARKUS GEORG & ERIN KIMBERLY STEI	4446 33A ST	RED DEER, AB	T4N 0N8

MARY BLAKE	427 4512 52 AVE	RED DEER, AB T4N 7B9
MARY MARGARET E FISK	131-4512 52 AVE	RED DEER, AB T4N 7B9
MARY MARGARET MOORE	211-4512 52 AVE	RED DEER, AB T4N 7B9
MEDPARK DEVELOPMENTS LTD	4312 54 AV	RED DEER, AB T4N 4M1
MERVIN A REINHART	205-5300 48 ST	RED DEER, AB T4N 7C5
MERVIN A REINHART	205-5300 48 ST	RED DEER, AB T4N 7C5
MILDRED FLORENCE ANDERSON	203 4512 52 AVE	RED DEER, AB T4N 7B9
MILDRED LOUISE ADAMS	5150 RUGBY STREET	BURNABY, BC V5E 2M8
MORLEY DAVID ROPCHAN	108 4512 52 AVE	RED DEER, AB T4N 7B9
MURIEL CURRY	329 4512 52 AV	RED DEER, AB T4N 7B9
MYRTLE FERN BOOTH	107 5300 48 ST	RED DEER, AB T4N 7C5
NANCEY MAE MCALLISTER	9 MEERES CLOSE	RED DEER, AB T4N 0J6
NICHOLAS P & MERLE NAKONECZNY	119 4512 52 AVE	RED DEER, AB T4N 7B9
OREST & SYLVIA OLINECK	231 4512 52 AVE	RED DEER, AB T4N 7B9
OSBORNE JOHN & MARY ELECHIA BROE	419 4512 52 AVE	RED DEER, AB T4N 7B9
PARKLAND AUDIO LTD	G8 5550 45 ST	RED DEER, AB T4N 1L1
PARKLAND CHRISTIAN CHURCH	DISCIPLES OF CHRIST OF R	5515 43 ST RED DEER, AB T4N 1E1
PARKLAND RACQUETEERS LTD.	5569 47 ST	RED DEER, AB T4N 1S1
PATRICIA CAMERON	222 4512 52 AVE	RED DEER, AB T4N 7B9
PATRICIA DAWN THOMSON	110 5300 48 ST	RED DEER, AB T4N 7C5
PATRICIA HETH	423-400 RAMAGE CLOSE	RED DEER, AB T4P 4B6
PATRICIA M POLLITT	406 5300 48 ST	RED DEER, AB T4N 7C5
PATRICIA MARY CRAIG	120 4512 52 AVE	RED DEER, AB T4N 7B9
PATRICIA P CRAWFORD	305 4512 52 AVE	RED DEER, AB T4N 7B9
PATRICK G & VERA E O'NEILL	424 4512 52 AVE	RED DEER, AB T4N 7B9
PAULA M ROBERTS	106-5590-45 ST	RED DEER, AB T4N 7C4
PEACOCK INN (1988) LTD	1 4971 PHELAN ST	RED DEER, AB T4P 3Z4
PEARL LOWIS	330 4512 52 AVE	RED DEER, AB T4N 7B9
PERCY & LORNA NYROSE	RR 2 STN MAIN	AIRDRIE, AB T4B 2A4
PERFORMANCE HOLDINGS LTD.	5428 43 ST	RED DEER, AB T4N 1C9
PETER & MARION GIESBRECHT	135 4512 52 AVE	RED DEER, AB T4N 7B9
PETER & MAUREEN LEANEY	2 WILDROSE ST	ROSEDALE VALLEY LACOMBE, AB T4L 1Y4
PETRO - CANADA	BOX 2844	CALGARY, AB T2P 3E3
PHYLLIS MAY WELDON	426 4512 52 AVE	RED DEER, AB T4N 7B9
RALPH SALOMONS REALTY INC	D-201 5212 48 ST	RED DEER, AB T4N 7C3
RANDALL & THERESE DAVIS	BOX 447	ALIX, AB T0C 0B0
RANDY WEIR	R R 1	BLACKFALDS RED DEER, AB T0M 0J0

RAYMOND OLIVER DESROCHERS	101 4512 52 AVE	RED DEER, AB T4N 7B9
RED DEER BRIDGE CLUB	15 5579 47 ST	RED DEER, AB T4N 1S1
RED DEER COLUMBUS CLUB	4 5579 47 ST	RED DEER, AB T4N 1S1
RED DEER GOLDSMITHS LTD	102 5212 48 ST	RED DEER, AB T4N 7C3
RED DEER P & O LABORATORY CO LTD	E15 5560 45 ST	RED DEER, AB T4N 1L1
REGINALD & MINERVA SCHULTZ	209 4512 52 AVE	RED DEER, AB T4N 7B9
RHONDA LEE VIRGINIA MACKAY	219-5300 48 ST	RED DEER, AB T4N 7C5
RICHARD HANSON & LORNA DENISE TO	404 5590 45 ST	RED DEER, AB T4N 7C4
RICHARD N. & DIANE E. ASSINGER	4745 56 ST	RED DEER, AB T4N 2K2
ROBERT A & CAROL S WEDDELL	401 - 5590 - 45 ST	RED DEER, AB T4N 7C4
ROBERT C & ELIZABETH L GIBSON	309 4512 52 AVE	RED DEER, AB T4N 7B9
ROBERT COOK	408 5590 45 ST	RED DEER, AB T4N 7C4
ROBERT J & SHIRLEY A STACEY	104 5590 45 ST	RED DEER, AB T4N 7C4
ROBERT JOHN TABIAN & KRISTINE LEE I	108 - 5300 48 ST	RED DEER, AB T4N 7C5
ROBERT LAWRENCE & MARNA VERBEN/	236 4512 52 AVE	RED DEER, AB T4N 7B9
ROBERT R & MELVA M ANDREWS	126 - 4512 52 AVE	RED DEER, AB T4N 7B9
ROBERT W TAYLOR	109 - 4512 52 AVE	RED DEER, AB T4N 7B9
ROGER BORDEN FISHER	BOX 305 STN POSTAL BOX C	RED DEER, AB T4N 5E9
ROLAND KENNETH & PATRICIA MARGAR	217 5300 48 ST	RED DEER, AB T4N 7C5
ROMEO DONAT JOSEPH & LINDA FLOREI	SIERRAS OF TAYLOR DRIVE 432 4512 52 AVE	RED DEER, AB T4N 7B9
RONALD CHARLES & JANET NANCY KING	R R 1	ECKVILLE, AB T0M 0X0
RONALD J BAYNE	421 4512 52 AVE	RED DEER, AB T4N 7B9
RONALD R SCHUSTER	306-5590 45 ST	RED DEER, AB T4N 7C4
ROSS MATHAIS & WILLIAM WAYNE BERN	401 4512 52 AVE	RED DEER, AB T4N 7B9
ROY C & KIRSTEN A ADAMS	120-5300 48 ST	RED DEER, AB T4N 7C5
ROY L & MABEL S SCHMIDT	307 5300 48 ST	RED DEER, AB T4N 7C5
S THREE MANAGEMENT LIMITED	15 ARCHER DRIVE	RED DEER, AB T4R 1V2
SANDRA LAIDLER	304 5590 45 ST	RED DEER, AB T4N 7C4
SEIBEL CONSTRUCTION LTD	BOX 40	BLACKFALDS, AB T0M 0J0
SELMA NIELSEN	C/O JEANETTE DONOVAN	BOX 446 CALMAR, AB T0C 0V0
SENTINEL SELF-STORAGE CORP	10123 99 ST NW SUITE 1720	EDMONTON, AB T5J 3H1
SHAFIQ SHAJANI PROFESSIONAL CORP	5007 50 ST	RED DEER, AB T4N 1Y2
SHARON ANN PEDERSEN	10-26534 TOWNSHIP ROAD 3	RED DEER COUNTY, AB T4E 1A1
SHAWN D HATALA	302 5300 48 ST	RED DEER, AB T4N 7C5
SHEILA ELAINE CARLSON	322 4512 52 AVE	RED DEER, AB T4N 7B9
SHEILA MONAGHAN	123 - 4512 52 AVE	RED DEER, AB T4N 7B9
SHENNER INVESTMENTS LTD	G5 5550 45 ST	RED DEER, AB T4N 1L1

SHERYL NEWFIELD & MARIE-CLAUDE GE WOODLAND HILLS	107 27475 TOWNSHIP I RED DEER COUNTY, AB T4S 2B7
SHIRLEY MAY IVERSON & CHERYL LYNN 303 4512 52 AVE	RED DEER, AB T4N 7B9
STEFANIE MARGARET ZWYER 312 5300 48 ST	RED DEER, AB T4N 7C5
STELLA KOSTIUK & SANDRA JEAN MCMII 317 - 4512 52 AVE	RED DEER, AB T4N 7B9
STEPHEN T & ISABELLE K CARLYLE 437-4512 52 AVE	RED DEER, AB T4N 7B9
STEVE & NATALKA V MATWEOW 420 4512 52 AVE	RED DEER, AB T4N 7B9
SUNREAL VENTURES LTD 4945 49 ST	RED DEER, AB T4N 1V1
SUSAN MICHALEZKI 103-4512 52 AVE	RED DEER, AB T4N 7B9
SYLVIA TENNUS & DONALD DOUGLAS HC 409 4512 52 AVE	RED DEER, AB T4N 7B9
TALen HOLDINGS LTD 30190 TOWNSHIP RD 254B	CALGARY, AB T3R 1G3
THERESA SALOMONS 228 5300 48 ST	RED DEER, AB T4N 7C5
TINA C WINTER 304 4512 52 AVE	RED DEER, AB T4N 7B9
TRUDY VIOLET LEWIS 119 5300 48 ST	RED DEER, AB T4N 7C5
VICKIE LAURAINe STODDART 4626 49 ST	RED DEER, AB T4N 1T5
VICTOR & DORIS POBIHUSHCHY 309 5300 48 ST	RED DEER, AB T4N 7C5
VICTORIA L STEPHENSON 435 4512 52 AVE	RED DEER, AB T4N 7B9
VIVIAN FOLEY 410 4512 52 AVE	RED DEER, AB T4N 7B9
VOLD AUDIO GROUP INC G3 5550 45 ST	RED DEER, AB T4N 1L1
WALTER H & GRACE H INGLIS 331 4512 52 AVE	RED DEER, AB T4N 7B9
WALTER JOHN & GENEVIEVE BLUME BOX 55	CASTOR, AB T0C 0X0
WAYNE BURLING & LORETTA HUNTER-B 127-4512 52 AVE	RED DEER, AB T4N 7B9
WENDY JEAN GRAHAM PO BOX 12339	LLOYDMINSTER, AB T9V 3C5
WENDY MCAULEY 112 5300 48 ST	RED DEER, AB T4N 7C5
WESTERN PAINTING & DECORATING (19 49 CUNNINGHAM CRES	RED DEER, AB T4P 2S2
WESTERN RECREATION LTD 5406 43 ST	RED DEER, AB T4N 1C9
WILLIAM & GERTRUDE FRIESEN 428 4512 52 AVE	RED DEER, AB T4N 7B9
WILLIAM E & SHEILA NORRIS 228 4512 52 AVE	RED DEER, AB T4N 7B9
WILLIAM HENRY & BERYL ADA BURKIN 323 4512 52 AVE	RED DEER, AB T4N 7B9
WILLIAM J & SHELLEY M WALLACE BOX 72	SEDGEWICK, AB T0B 4C0
WILLIAM R YOUNG PROFESSIONAL COR 250-5201 43 ST	RED DEER, AB T4N 1C7
WILLIAM ROSS & MARY DOREEN NEILSO 308 4512 52 AVE	RED DEER, AB T4N 7B9
WILLSON HOLDINGS LTD 10 RIVERVIEW PK	RED DEER, AB T4N 1E3
WINSTON N & MARGARET PEGGY K WA1318 4512 52 AVE	RED DEER, AB T4N 7B9



Council Decision – May 8, 2006

Legislative & Administrative Services

DATE: May 9, 2006
TO: Emily Damberger, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/L-2006
Direct Control District No. 23 (Riverlands)

Reference Report:

Parkland Community Planning Services, dated April 27, 2006

Bylaw Readings:

Land Use Bylaw Amendment 3156/L-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, June 19, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/L-2006 provides for the redesignation of all of the lands, with the exception of existing P1 (Parks) and A2 (Environmental Reserve) within the boundary of the Riverlands Area Redevelopment Plan, to Direct Control District No. 23 (Riverlands). The proposed Direct Control District No. 23 is intended to provide more specific residential, commercial, mixed use and civic districts that could be created in future redevelopment of the area. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land and Economic Development Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3156/L-2006

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Land Use District Map E8, E9, F8, F9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.8/2006 attached hereto and forming part of the bylaw.
- 2 The following new definition is added to Section 2 of the Land Use Bylaw:

 "Cultural Facility" means any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, lectures, exhibits or various art forms, cultural and or academic and or scientific programs.
- 3 The following Direct Control District is added as new section 151.8 :

DC(23) DIRECT CONTROL DISTRICT NO. 23 (RIVERLANDS, See Maps E8,E9, F8, F9)

151.8 (1) General Purpose

The district will assist with the development of Riverlands as a sustainable, healthy, mixed use community, with a unique blend of residential and retail commercial uses and a significant civic and open space area with a pedestrian friendly focus.

(2) Approving Authority

(a) The Development Authority is the Approving Authority for all uses, and development in this district. In exercising its approval powers, the Development Authority shall ensure that development conforms to the general intent of the Riverlands Area Redevelopment Plan and the Riverlands Community Plan.

(b) Notwithstanding the foregoing, Council shall be the Approving Authority for any proposal to develop a building which exceeds 5 storeys or 22m in height on either of the following parcels:

Lot 2, Block 1, Plan 762 1616
Lot 9, Block 7, Plan 832 2364

(3) Site Development

(a) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

(b) No development without ground floor commercial space will be permitted along 47 Street (Alexander Way) except for Lot 1, Block 3, Plan 8020453 and Lot 8A, Block 7, 3824TR where the Riverlands Area Redevelopment Plan indicates Mixed Use Public, Civic and Cultural Space.

(4) General Design Purpose

The Approving Authority may impose, as a condition of approval of any development or redevelopment, such standards as are reasonably necessary to ensure that the development will create the character of the envisioned Riverlands neighbourhood and achieve the following objectives:

- (a) be consistent with the Riverlands Area Redevelopment Plan and Guidelines;
- (b) reflect the objective of capturing a blend of mixed residential, commercial, civic and open space uses in the lands zoned Direct Control District (23);
- (c) be pedestrian friendly; and
- (d) reflect the objective of encouraging liveability, social interaction, interesting urban spaces and a distinctive neighbourhood environment in the lands zoned Direct Control District (23);
- (e) promote residential developments on the upper floors of ground floor commercial along 47 Street (Alexander Way).

(5) Permitted Uses

- (a) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (b) Home music instructor/instruction (two students), subject to section 68.
- (c) Commercial service facility on the main floor of buildings located on 47 Street (Alexander Way).
- (d) Merchandise Sales and/or Rental excluding industrial goods on the main floor of buildings located on 47 Street (Alexander Way).

(6) Discretionary Uses

- (a) Commercial service facility
- (b) Merchandise Sales and/or Rental excluding industrial goods
- (c) Daycare Facilities.
- (d) Office.
- (e) Cultural facility.
- (f) Public park space.
- (g) Signs:
 - (i) A-Board signs,
 - (ii) awning and canopy signs,
 - (iii) under canopy signs,
 - (iv) fascia signs, and
 - (v) projecting signs
 - (vi) painted wall signs,
 - (vii) wall signs,
 - (viii) free standing signs,
 - (ix) neighbourhood identification signs
- (f) Accessory building or use.
- (g) Drinking Establishment (adult entertainment prohibited), maximum of 150 persons subject to section 66 with the exception of subsection (d).
- (h) Commercial entertainment facility.
- (i) Parking lot/parking structure.
- (j) Restaurant.
- (k) Multi-attached residential building.
- (l) Multiple family residential building.
- (m) Neighbourhood identification signs.
- (n) Hotel, motel or hostel.
- (o) Commercial Recreation Facility.

- (p) Institutional Service Facility.
- (q) Social Care Residence.
- (r) Municipal Services limited to Police, Emergency Services and/or Utilities.
- (s) Public buildings.
- (t) Retirement Home.
- (u) Community Centre.

(7) Building Regulations

The following regulations apply to all buildings in this district:

- | | | | |
|----------------------------|---------|---|--|
| (a) Site Coverage: | minimum | - | one third of site area
(ground floor) |
| (b) Building Height: | minimum | - | 2 storeys or 8.5 m |
| | maximum | - | 5 storeys up to
22 m |
| (c) Front Yard: | minimum | - | nil |
| (d) Side Yard: | minimum | - | nil |
| (e) Rear Yard: | minimum | - | 3 m |
| (f) Exterior Amenity Area: | minimum | - | 10% of site area |
| (g) Parking: | | - | subject to section 48 |
| (h) Loading Spaces: | minimum | - | one opposite each
loading door with a
minimum of one |
| (i) Site Area: | minimum | - | 278 m ² |
| (j) Frontage: | minimum | - | 7.5 m |
| (k) Lot Depth: | minimum | - | 30 m |

(8) Additional Residential Regulations

The following regulations apply to all buildings in this district with residential uses on the main floor:

- (a) Floor Area Minimum:
 - Multi-attached - 37 m² for each unit
 - Multi-Family - 37 m² for each unit
- (b) Front yard:
 - Minimum - 1.0 m
 - Maximum - 3.0 m
- (c) Site Coverage:
 - Maximum - 80% (includes parking structures and accessory buildings)

(8) High Density Buildings

Two locations within the Riverlands Area Redevelopment Plan have been identified for potential of high density use. Any proposed building exceeding 5 stories or 22 metres in height will require Council approval on Lot 2, Block 1, Plan 762 1616 and Lot 9, Block 7, Plan 832 2364.

(9) Indoor Amenity Areas

The developers of the following types of facilities shall be required to provide indoor amenity areas with the minimum dimensions shown:

- (a) Multiple Family buildings and Multi-attached buildings - a minimum of 4.5 m² per dwelling unit.
- (b) Retirement Home, Assisted Living Residence and Social Care Residence – a minimum of 15 m² per dwelling unit.

For the purpose of this section, the term “indoor amenity area” includes areas which provide residents with an active or passive form of recreational space within the multi-unit complex, such as sitting rooms, dining rooms, entertainment rooms, and screened patios, but does not include other common areas of the building, such as spaces for onsite or visiting health care professionals, accessory retail and accessory services, and storage areas.

(10) Exterior Amenity Areas

The developers of the all buildings shall be required to provide exterior amenity areas. For the purpose of this section, the term “exterior amenity area” includes areas which provide landscaping, sitting areas, playgrounds, pools, or patios. The intent is to provide the area with an active or passive form of recreational space for public and private use.”

READ A FIRST TIME IN OPEN COUNCIL this 8th day of May 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

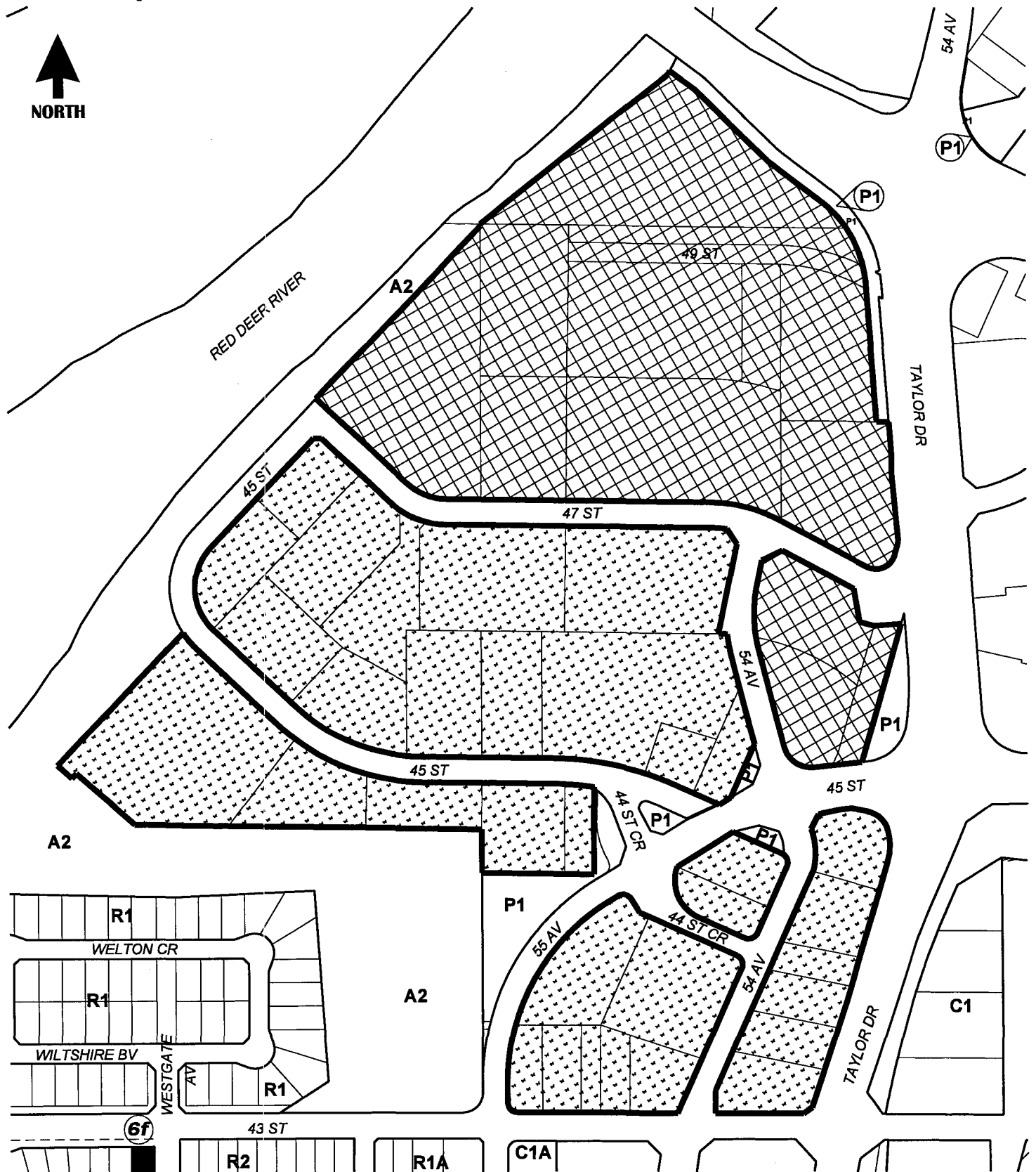
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

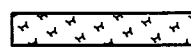
DC - Direct Control District

C1A - Commercial (City Centre West) District

Change from :

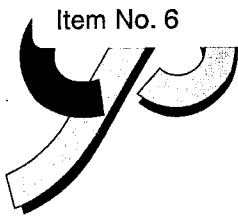
C1A TO DC(23)

DC(3) TO DC(23)



MAP No. 8 / 2006

BYLAW No. 3156 / L - 2006



DATE: April 27, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Direct Control District No. 23 (Riverlands)
Land Use Bylaw Amendment 3156/L-2006
Map 8/2006

Proposal

Land Use Bylaw Amendment 3156/L-2006 proposes to redesignate all of the lands, with the exception of existing P1 (Parks) and A2 (Environmental Reserve) within the boundary of the Riverlands Area Redevelopment Plan. The redesignation proposal originates from the Riverlands Area Redevelopment Plan Implementation Actions.

The proposed district was reviewed by the Riverlands Implementation Design Team consisting of a representative from Land and Economic Development, Inspections and Licensing, Parkland Community Planning Services, Engineering, Greater Downtown Coordinator, and in consultation with Recreation, Parks and Cultural as well as legal consultation.

Currently proposed developments are processed under existing C1A and DC(3) Districts which do not reflect the intent and vision of the Riverlands Area Redevelopment Plan. The proposed DC (23) is intended to provide a basic district to guide redevelopment of the area. Potentially more specific residential, commercial, mixed use and civic districts could be created in the future as the form of redevelopment in the area becomes more apparent through development applications and recommendations of the Implementation Design Team.

Subject Area – Riverlands Area Redevelopment Plan Area

The Riverlands area is currently a light industrial / commercial area in the southwestern sector of the Greater Downtown area. It has in the past been referred to as Downtown West, and is more commonly known as Cronquist Business Park and the City's West Yards. The area occupies a location, directly west of the downtown commercial core, on the banks of the Red Deer River.

The Riverlands Plan Area is defined by the Red Deer River on the west, Taylor Drive on the north and east, and 43 Street and the West Park neighbourhood on the south.

Proposed Direct Control District No. 23

General Purpose

The general purpose of the District is to assist with the development of Riverlands as a sustainable, healthy, mixed use community with a unique blend of residential and retail commercial uses and a significant civic and open space area with a pedestrian friendly focus.

The Development Authority will be the approval body for all uses and development within the district and will ensure development conforms to the general intent of the Riverlands Area Redevelopment Plan and the Riverlands Community Plan.

Approval Body

Council is the approval body for Direct Control districts, and may delegate the approval process to the Development Authority. Administration has developed the proposed Direct Control District 23 to be the responsibility of the Development Authority in order to ensure the development approval process is similar to other commercial and residential areas in The City.

Development applications will be reviewed internally by an Implementation Design Team consisting of representative from Engineering, Inspections and Licensing, Land and Economic Development, PCPS, Parks and Recreation, and the Greater Downtown Coordinator. The team will evaluate applications based on their general conformity to the Direct Control District (23), Riverlands Area Redevelopment Plan and Riverlands Community Plan and make recommendations to the Development Authority. The team will work with and assist developers with applications within the Direct Control District (23) boundary.

A brochure will be developed for use by Inspections and Licensing to assist developers applying within the Riverlands Area to understand the intent of the Direct Control District and the application review process.

Current districts within Riverlands Area C1A and DC (3)

The Riverlands area currently contains two commercial based districts, Commercial (City Centre West) District (C1A) and Direct Control District (3).

The C1A district general purpose is to facilitate the development of a unique area of land uses, which include office and a combination of commercial, industrial, institutional, cultural and residential developments. The proposed Direct Control District (23), intended to implement the Riverlands ARP, will allow many of uses listed within C1A. However industrial uses as well as the following key uses currently allowed within C1A will not be allowed within DC (23):

- Manufacturing of any articles
- Late Night Club
- Service and Repair of any Articles
- Warehouse

The Direct Control District (3) allows uses that were legally existing within an existing building in the area at the time the district came into effect is deemed to be a discretionary use and any use approved by Council for land within the district having regard to the adopted Area Redevelopment Plan. The Direct Control District 23 will not greatly change the intent of the existing district. The main difference being legally existing uses would no longer be considered discretionary uses but could however continue until such time as they were proposing any new development that would need to conform to the Direct Control District (23).

Direct Control District 23 uses

The uses listed within the district reflect the mixed use intent of the Riverlands ARP. Uses allow for residential, commercial and cultural uses. The uses reflect Land Use Map 8 within

the Riverlands ARP that depicts proposed land use concepts for the area. Proposed uses include:

- Medium density residential with potential ground floor commercial
- General commercial
- Commercial entertainment zone
- Mandatory ground floor commercial along 47th Street (Alexander Way), with the exception of the cultural area
- Mixed Use Public, Civic and Cultural Space
- Possible High Density Commercial/Residential/Mixed Use Site
- Possible Hotel/Convention Centre Site

A new definition for cultural facility is proposed within the district in order to capture the intent of use of the Mixed Use Public, Civic and Cultural Area identified in the ARP. The cultural facility definition is to mean any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, lectures, exhibits or various art forms, cultural and or academic and or scientific programs.

Riverlands Area Redevelopment Plan and Community Plan

The general purpose of the Direct Control District (23) is to evaluate all development applications in terms of their conformity with the general intent of the Riverlands Area Redevelopment Plan and Community Plan.

Policies within the Riverlands ARP are development policies encouraging a unique neighbourhood through:

- Residential and Commercial Development
 - New Multi-Family Residential Development
 - A Variety of Multi-Family Housing Forms
 - A Mix of Income Levels and Household Types
 - New Commercial Development
 - Commercial / Entertainment Area
 - Commercial Office Development
 - High Density Office Development
- Civic, Cultural and Public Open Spaces
 - Parks and Open Spaces
 - Arts and Cultural Facilities
 - A Major Riverside Park/Civic Area/Culture Hub
 - A Pedestrian Network
 - Lanes – Service Access and Pedestrian Circulation
 - Improved Pedestrian Access from the North
 - A Hotel / Convention Centre at the River's Edge
 - Design Guidelines for Crime Prevention
- Transportation System
 - A New Transportation and Parking System
 - Traffic and Off-Street Parking
 - Alternative Design for 55 Avenue / 45 Street Intersection
 - Transit Service
- Parking
 - Residential Parking Requirements
 - Commercial and Industrial Parking Requirements
 - On-street Parking throughout the Area

- Public Parking for Public Facilities and Areas
- Bicycle Network
 - New Bicycle Connections to Downtown Core
- Public Realm Improvements
 - Continuity of Boulevard Tree Planting
 - Street Furniture in Locations of High Pedestrian Activity
 - Distinctive Street Signs for Riverlands
 - Coordination of Street Furniture Design
 - Gateways into Riverlands
 - Common Theme and Uniform Colours
 - Pedestrian Oriented Lighting
 - Boulevard Landscaping Features
 - Green Energy Efficient Buildings
 - A District Heating System for Riverlands
- Development Design Criteria

Policies within the Riverlands Community Plan consist of the development design criteria:

- Buildings Fronts
 - General – all development
 - Commercial development
 - Residential development
- Surface Parking Design Criteria

The policies within both the Riverlands ARP and Community plan will assist the implementation design team and the Development Authority when evaluating development proposals.

Community Consultation

The proposed direct control district is an implementation action following from the Riverlands Area Redevelopment plan, intended to implement policies and design guidelines of the plan and the proposed land use concept.

The ARP had been prepared with significant public and stakeholder consultation. Community residents, area business and property owners had been involved in the planning process through several community workshops and open house sessions. The Riverlands plan was also reviewed by the Culture Board, the Culture Link group, Senior Management Team, various city departments, The City's MPC, and City Council.

Following first reading being granted by City Council, letters of intent will be sent to all landowners within the boundaries of the Area Redevelopment Plan requesting their comments to be submitted and to advise them of the public hearing.


Planning Analysis

The proposed Direct Control District was created through consultation with key city departments and is intended to assist with implementation of the Riverlands Area Redevelopment Plan and Community Plan vision.

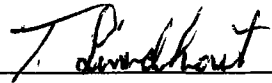
More detailed districts may be developed in the future as the area redevelops and specific residential, commercial and cultural district are requested to assist development.

Recommendation

That City Council proceeds with first reading of Land Use Bylaw Amendment 3156/L-2006.



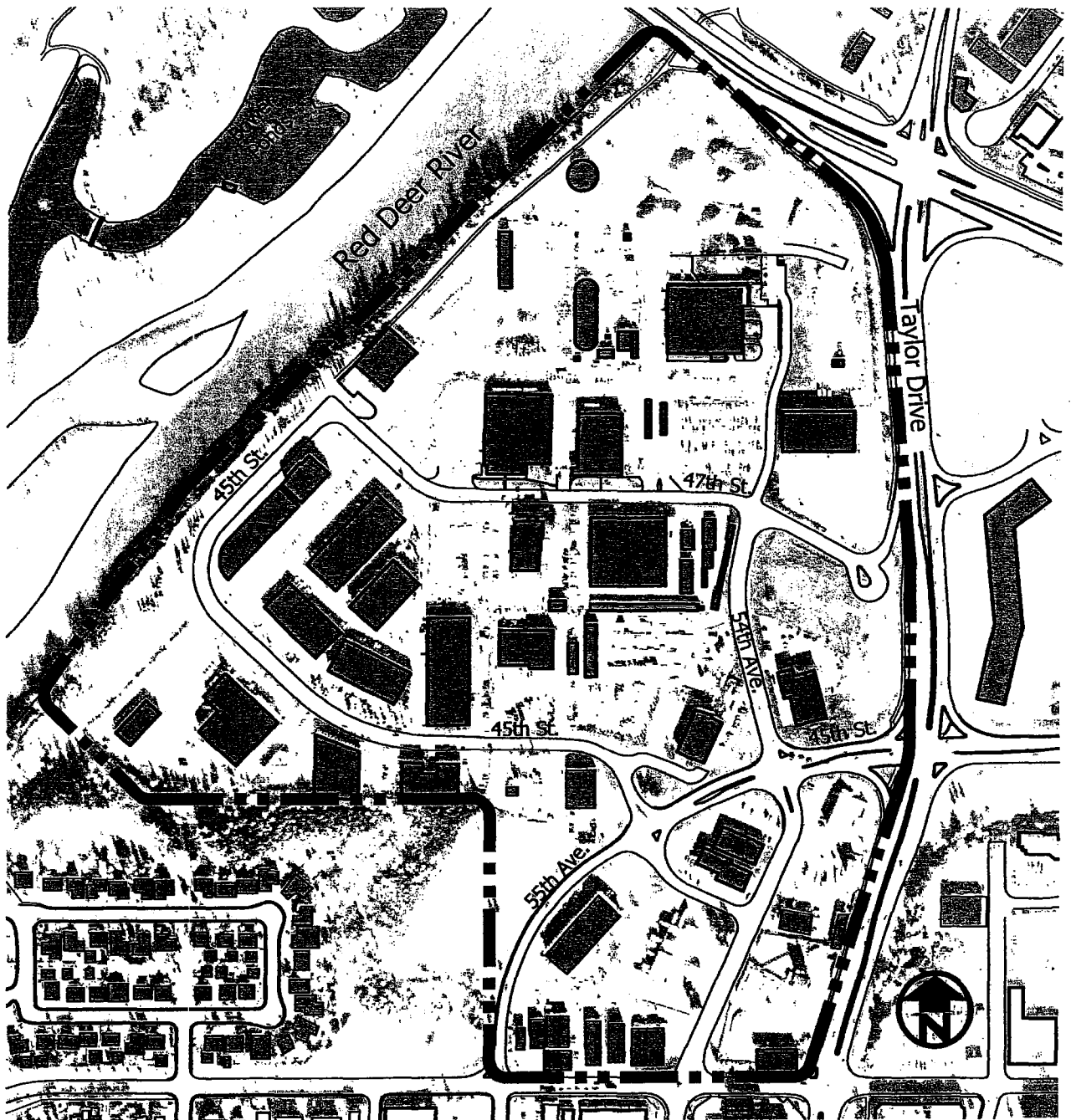
Emily Damberger
Planner



Tony J. Lindhout, ACP, MCIP
City Planning Manager

Attachments

- c. Colleen Jensen, Community Services Director
 - Ed Morris
 - Paul Meyette
 - Don Simpson
 - Tom Warder
 - Dave Matthews
 - Howard Thompson

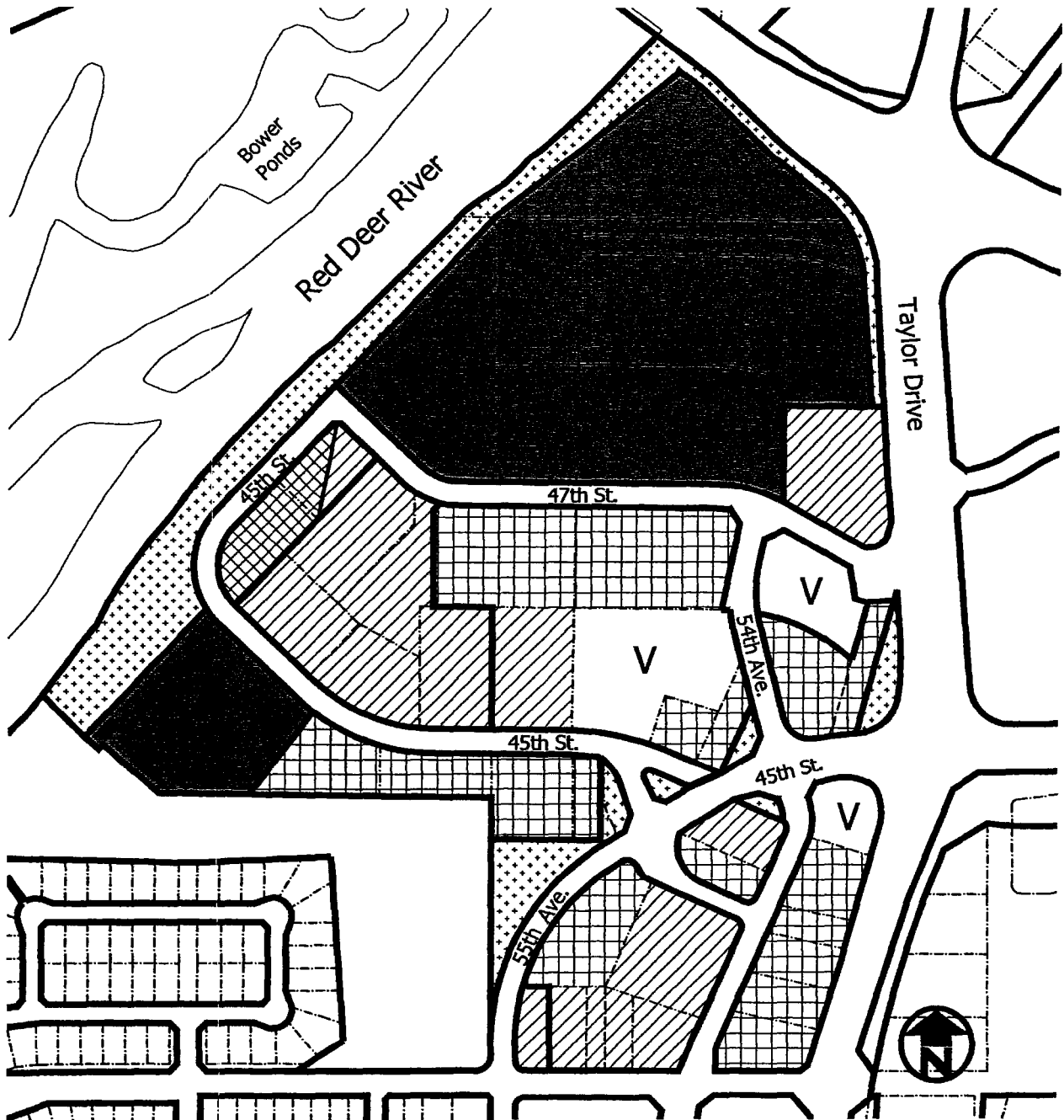
RIVERLANDS COMMUNITY PLAN**MAP 1 PLAN AREA****SCALE 1:5000****LEGEND**

Plan Boundary



**John Hull Architect
and Urban Plans Inc**

In Association With:
**Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd**

RIVERLANDS COMMUNITY PLAN**MAP 4 EXISTING LAND USE****SCALE 1:5000****LEGEND**

Medium
Density
Residential



Private
Industrial



Commercial



Open Space/
Recreation



Public
Industrial



Vacant/
Undeveloped
Land

V

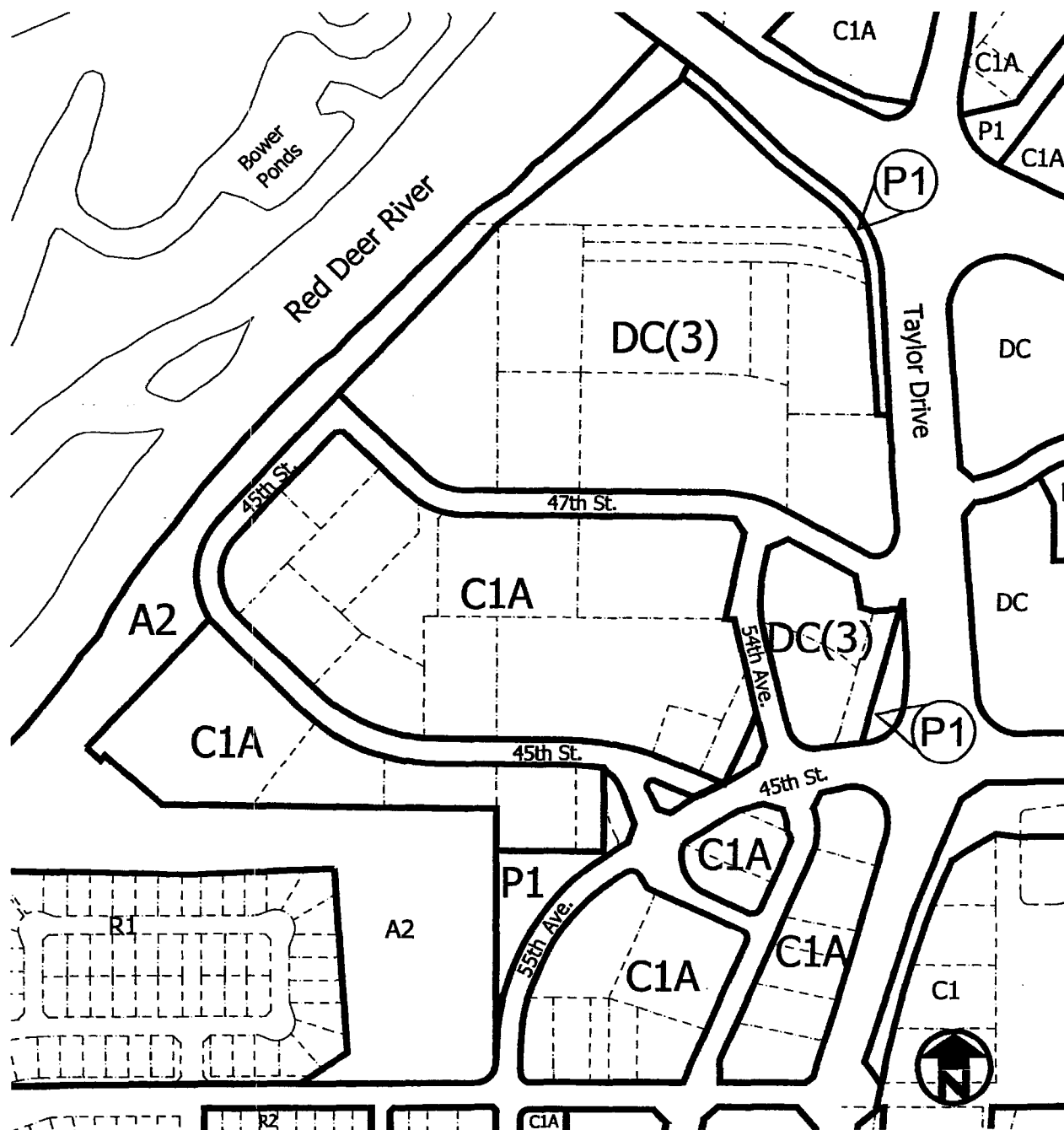


**John Hull Architect
and Urban Plans Inc**

In Association With:
**Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd**

MAP 5 EXISTING ZONING

SCALE 1:5000

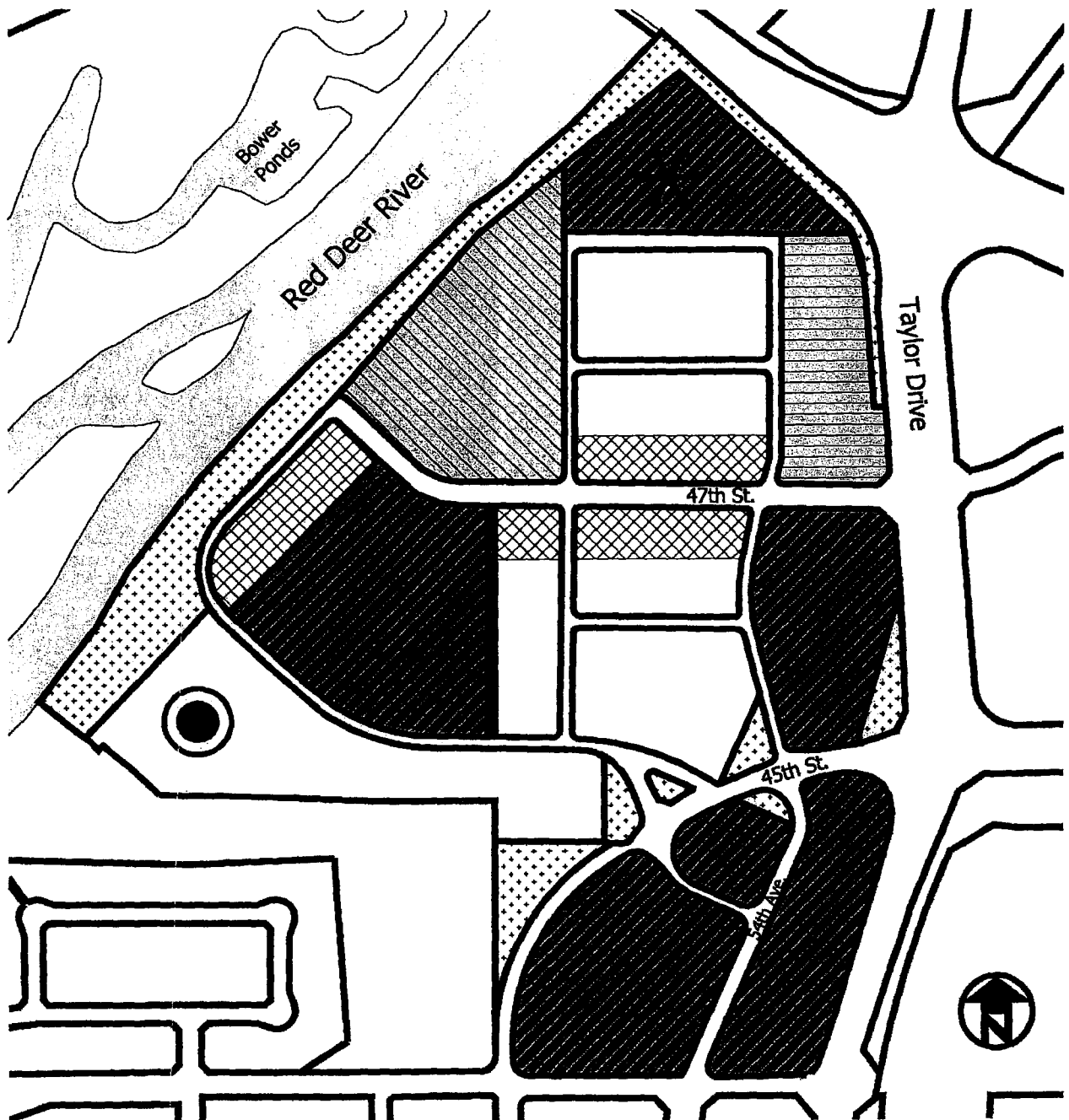
**LEGEND**

- ZONE A2:** Environmental Preservation
ZONE C1A: Commercial (City Centre West)
ZONE DC (3): Direct Control
ZONE P1: Parks and Recreation



**John Hull Architect
and Urban Plans Inc**

In Association With:
**Carlyle & Associates
 Grandview Consulting
 Infrastructure Systems Ltd**

RIVERLANDS AREA REDEVELOPMENT PLAN**MAP 8 PROPOSED LAND USE****SCALE 1:5000****LEGEND**

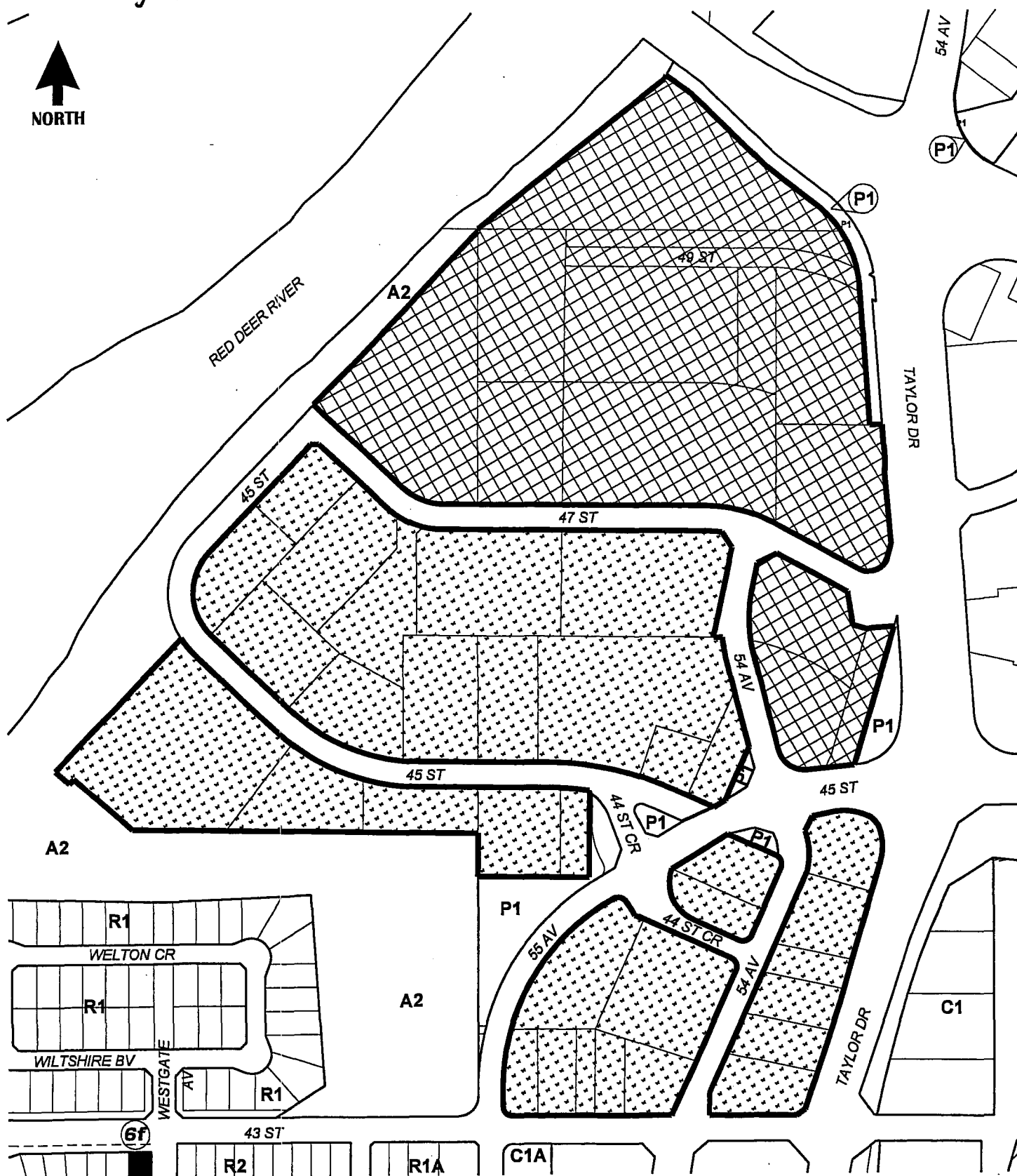
- | | | |
|---|--|--|
| Medium Density Residential
(could include ground floor commercial) | Ground Floor Commercial | Possible High Density Commercial/ Residential/ Mixed Use Site |
| Commercial | Open Space | Mixed Use Public, Civic and Cultural Space
(Residential and/or commercial uses may be permitted through private/public partnerships for the purpose of acquiring civic and cultural amenities/facilities) |
| Commercial Entertainment Zone | Possible Hotel/ Convention Centre Site | |



**John Hull Architect
and Urban Plans Inc**

In Association With:
**Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd**

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

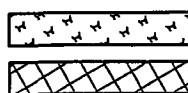
DC - Direct Control District

C1A - Commercial (City Centre West) District

Change from :

C1A TO DC(23)

DC(3) TO DC(23)



MAP No. 8 / 2006

BYLAW No. 3156 / L - 2006

BYLAW NO. 3156/L-2006

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Land Use District Map E8, E9, F8, F9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.8/2006 attached hereto and forming part of the bylaw.
- 2 The following new definition is added to Section 2 of the Land Use Bylaw:

"Cultural Facility" means any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, lectures, exhibits or various art forms, cultural and or academic and or scientific programs.
- 3 The following Direct Control District is added as new section 151.8 :

DC(23) DIRECT CONTROL DISTRICT NO. 23
(RIVERLANDS, See Maps E8,E9, F8, F9)

151.8 (1) General Purpose

The district will assist with the development of Riverlands as a sustainable, healthy, mixed use community, with a unique blend of residential and retail commercial uses and a significant civic and open space area with a pedestrian friendly focus.

The Development Authority is the approval authority for all uses, and development in this district. The approving authority exception being on Lot 2, Block 1, Plan 762 1616 and Lot 9, Block 7, Plan 832 2364 for any proposed buildings over 5 storeys or 22 m Council is the approval authority. In exercising its approval powers, the Development Authority shall ensure that development conforms to the general intent of the Riverlands Area Redevelopment Plan and the Riverlands Community Plan.

(2) Site Development

All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Development Authority.

- (a) No development without ground floor commercial space will be permitted along 47 Street (Alexander Way) except for Lot 1, Block 3, Plan 8020453 and Lot 8A, Block 7, 3824TR where the Riverlands Area Redevelopment Plan indicates Mixed Use Public, Civic and Cultural Space.

(3) General Design Purpose

The Development Authority may impose, as a condition of approval of any development or redevelopment, such standards as are reasonably necessary to ensure that the development will achieve the following objectives:

- (a) be consistent with the Riverlands Area Redevelopment Plan and Guidelines;
- (b) reflect the objective of capturing a blend of mixed residential, commercial, civic and open space uses in the Riverlands Area;
- (c) be pedestrian friendly; and
- (d) reflect the objective of encouraging liveability, social interaction, interesting urban spaces and a distinctive neighbourhood environment within the area covered by the Riverlands Area Redevelopment Plan.
- (e) Promote residential developments on the upper floors of ground floor commercial along 47 street (Alexander Way).

In order to create the character of the envisioned Riverlands neighbourhood, the Development Authority shall have the authority to require increased development standards.

(4) Permitted Uses

- (a) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (b) Home music instructor/instruction (two students), subject to section 68.
- (c) Commercial service facility on the main floor of buildings located on 47 street (Alexander Way).
- (d) Merchandise Sales and/or Rental excluding industrial goods on the main floor of buildings located on 47 street (Alexander Way).

(5) Discretionary Uses

- (a) Commercial service facility

- (b) Merchandise Sales and/or Rental excluding industrial goods
- (c) Daycare Facilities.
- (d) Office.
- (e) Cultural facility.
- (f) Public park space.
- (g) Signs:
 - (i) A-Board signs,
 - (ii) awning and canopy signs,
 - (iii) under canopy signs,
 - (iv) fascia signs, and
 - (v) projecting signs
 - (vi) painted wall signs,
 - (vii) wall signs,
 - (viii) free standing signs,
 - (ix) neighbourhood identification signs
- (f) Accessory building or use.
- (g) Drinking Establishment (adult entertainment prohibited), maximum of 150 persons subject to section 66 with the exception of subsection (d).
- (h) Commercial entertainment facility.
- (i) Parking lot/parking structure.
- (j) Restaurant.
- (k) Multi-attached residential building.
- (l) Multiple family residential building.
- (m) Neighbourhood identification signs.
- (n) Hotel, motel or hostel.
- (o) Commercial Recreation Facility.
- (p) Institutional Service Facility.
- (q) Social Care Residence.
- (r) Municipal Services limited to Police, Emergency Services and/or Utilities.

- (s) Public buildings.
- (t) Retirement Home.
- (u) Community Centre.

(6) Building Regulations

The following regulations apply to all buildings in this district:

- | | | | |
|----------------------------|---------|---|--|
| (a) Site Coverage: | minimum | - | one third of site area
(ground floor) |
| (b) Building Height: | minimum | - | 2 storeys or 8.5 m |
| | maximum | - | 5 storeys up to
22 m |
| (c) Front Yard: | minimum | - | nil |
| (d) Side Yard: | minimum | - | nil |
| (e) Rear Yard: | minimum | - | 3 m |
| (f) Exterior Amenity Area: | minimum | - | 10% of site area |
| (g) Parking: | | - | subject to section 48 |
| (h) Loading Spaces: | minimum | - | one opposite each
loading door with a
minimum of one |
| (i) Site Area: | minimum | - | 278 m ² |
| (j) Frontage: | minimum | - | 7.5 m |
| (k) Lot Depth: | minimum | - | 30 m |

(7) Additional Residential Regulations

The following regulations apply to all buildings in this district with residential uses on the main floor:

- | | | |
|-------------------------|------------------|---------------------------------|
| (a) Floor Area Minimum: | | |
| | Multi-attached - | 37 m ² for each unit |
| | Multi-Family - | 37 m ² for each unit |
| (b) Front yard: | | |
| | Minimum - | 1.0 m |
| | Maximum - | 3.0 m |

- (c) Site Coverage:
Maximum - 80% (includes parking structures and accessory buildings)

(8) High Density Buildings

Two locations within the Riverlands Area Redevelopment Plan have been identified for potential of high density use. Any proposed building exceeding 5 stories or 22 metres in height will require Council approval on Lot 2, Block 1, Plan 762 1616 and Lot 9, Block 7, Plan 832 2364.

(9) Indoor Amenity Areas

The developers of the following types of facilities shall be required to provide indoor amenity areas with the minimum dimensions shown:

- (a) Multiple Family buildings and Multi-attached buildings - a minimum of 4.5 m² per dwelling unit.
- (b) Retirement Home, Assisted Living Residence and Social Care Residence – a minimum of 15 m² per dwelling unit.

For the purpose of this section, the term “indoor amenity area” includes areas which provide residents with an active or passive form of recreational space within the multi-unit complex, such as sitting rooms, dining rooms, entertainment rooms, and screened patios, but does not include other common areas of the building, such as spaces for onsite or visiting health care professionals, accessory retail and accessory services, and storage areas.

(10) Exterior Amenity Areas

The developers of the all buildings shall be required to provide exterior amenity areas. For the purpose of this section, the term “exterior amenity area” includes areas which provide landscaping, sitting areas, playgrounds, pools, or patios. The intent is to provide the area with an active or passive form of recreational space for public and private use.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK



FILE

Legislative & Administrative Services

DATE: June 29, 2006

TO: Emily Damberger, Planner

FROM: Tracy Edwards, Legislative & Administrative Services Clerk Steno

SUBJECT: Land Use Bylaw Amendment 3156/L-2006 (Riverlands)

Upon reviewing Land Use Bylaw Amendment 3156/L-2006 (Riverlands), an error in section numbering (number 8 was duplicated) as well as a typographical error in section 10 was found. These errors do not impact or alter the content of the bylaw. We have corrected these two errors.

If you have any questions or concerns, please contact me at 342-8132.

A handwritten signature in cursive script that reads 'Edwards'.

Tracy Edwards
Legislative & Administrative Services
Clerk Steno

/te

FILE COPY



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Emily Damberger, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/L-2006
Direct Control District No. 23 (Riverlands)

Reference Report:

Parkland Community Planning Services, dated April 27, 2006

Resolution:

“Resolved that Land Use Bylaw Amendment 3156/L-2006 be amended by deleting subsection (9) (a) and substituting in its place the following revised subsection (9) (a)

(9) (a) Multiple Family buildings - a minimum of 4.5 m² per dwelling unit. “

Bylaw Readings:

Land Use Bylaw Amendment 3156/L-2006, as amended, was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Description:

Land Use Bylaw Amendment 3156/L-2006 provides for the redesignation of all of the lands, with the exception of existing P1 (Parks) and A2 (Environmental Reserve) within the boundary of the Riverlands Area Redevelopment Plan, to Direct Control District No. 23 (Riverlands). The proposed Direct Control District No. 23 is intended to provide more specific residential, commercial, mixed use and civic districts that could be created in future redevelopment of the area.

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
Manager

/chk
attchs.

- c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 City Assessor
 Ian Watson, Graphics Administrator
 T. Edwards, Clerk Steno

BYLAW NO. 3156/L-2006

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Land Use District Map E8, E9, F8, F9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.8/2006 attached hereto and forming part of the bylaw.
- 2 The following new definition is added to Section 2 of the Land Use Bylaw:

 "Cultural Facility" means any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, lectures, exhibits or various art forms, cultural and or academic and or scientific programs.
- 3 The following Direct Control District is added as new section 151.8 :

DC(23) DIRECT CONTROL DISTRICT NO. 23 (RIVERLANDS, See Maps E8,E9, F8, F9)

151.8 (1) General Purpose

The district will assist with the development of Riverlands as a sustainable, healthy, mixed use community, with a unique blend of residential and retail commercial uses and a significant civic and open space area with a pedestrian friendly focus.

(2) Approving Authority

(a) The Development Authority is the Approving Authority for all uses, and development in this district. In exercising its approval powers, the Development Authority shall ensure that development conforms to the general intent of the Riverlands Area Redevelopment Plan and the Riverlands Community Plan.

(b) Notwithstanding the foregoing, Council shall be the Approving Authority for any proposal to develop a building which exceeds 5 storeys or 22m in height on either of the following parcels:

Lot 2, Block 1, Plan 762 1616
Lot 9, Block 7, Plan 832 2364

(3) Site Development

(a) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

(b) No development without ground floor commercial space will be permitted along 47 Street (Alexander Way) except for Lot 1, Block 3, Plan 8020453 and Lot 8A, Block 7, 3824TR where the Riverlands Area Redevelopment Plan indicates Mixed Use Public, Civic and Cultural Space.

(4) General Design Purpose

The Approving Authority may impose, as a condition of approval of any development or redevelopment, such standards as are reasonably necessary to ensure that the development will create the character of the envisioned Riverlands neighbourhood and achieve the following objectives:

- (a) be consistent with the Riverlands Area Redevelopment Plan and Guidelines;
- (b) reflect the objective of capturing a blend of mixed residential, commercial, civic and open space uses in the lands zoned Direct Control District (23);
- (c) be pedestrian friendly; and
- (d) reflect the objective of encouraging liveability, social interaction, interesting urban spaces and a distinctive neighbourhood environment in the lands zoned Direct Control District (23);
- (e) promote residential developments on the upper floors of ground floor commercial along 47 Street (Alexander Way).

(5) Permitted Uses

- (a) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (b) Home music instructor/instruction (two students), subject to section 68.
- (c) Commercial service facility on the main floor of buildings located on 47 Street (Alexander Way).
- (d) Merchandise Sales and/or Rental excluding industrial goods on the main floor of buildings located on 47 Street (Alexander Way).

(6) Discretionary Uses

- (a) Commercial service facility
- (b) Merchandise Sales and/or Rental excluding industrial goods
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- (d) Office.
- (e) Cultural facility.
- (f) Public park space.
- (g) Signs:
 - (i) A-Board signs,
 - (ii) awning and canopy signs,
 - (iii) under canopy signs,
 - (iv) fascia signs, and
 - (v) projecting signs
 - (vi) painted wall signs,
 - (vii) wall signs,
 - (viii) free standing signs,
 - (ix) neighbourhood identification signs
- (f) Accessory building or use.
- (g) Drinking Establishment (adult entertainment prohibited), maximum of 150 persons subject to section 66 with the exception of subsection (d).
- (h) Commercial entertainment facility.
- (i) Parking lot/parking structure.
- (j) Restaurant.
- (k) Multi-attached residential building.
- (l) Multiple family residential building.
- (m) Neighbourhood identification signs.
- (n) Hotel, motel or hostel.
- (o) Commercial Recreation Facility.

- (p) Institutional Service Facility.
- (q) Social Care Residence.
- (r) Municipal Services limited to Police, Emergency Services and/or Utilities.
- (s) Public buildings.
- (t) Retirement Home.
- (u) Community Centre.

(7) Building Regulations

The following regulations apply to all buildings in this district:

- | | | | |
|----------------------------|---------|---|--|
| (a) Site Coverage: | minimum | - | one third of site area
(ground floor) |
| (b) Building Height: | minimum | - | 2 storeys or 8.5 m |
| | maximum | - | 5 storeys up to
22 m |
| (c) Front Yard: | minimum | - | nil |
| (d) Side Yard: | minimum | - | nil |
| (e) Rear Yard: | minimum | - | 3 m |
| (f) Exterior Amenity Area: | minimum | - | 10% of site area |
| (g) Parking: | | - | subject to section 48 |
| (h) Loading Spaces: | minimum | - | one opposite each
loading door with a
minimum of one |
| (i) Site Area: | minimum | - | 278 m ² |
| (j) Frontage: | minimum | - | 7.5 m |
| (k) Lot Depth: | minimum | - | 30 m |

(8) Additional Residential Regulations

The following regulations apply to all buildings in this district with residential uses on the main floor:

- (a) Floor Area Minimum:
 - Multi-attached - 37 m² for each unit
 - Multi-Family - 37 m² for each unit
- (b) Front yard:
 - Minimum - 1.0 m
 - Maximum - 3.0 m
- (c) Site Coverage:
 - Maximum - 80% (includes parking structures and accessory buildings)

(8) High Density Buildings

Two locations within the Riverlands Area Redevelopment Plan have been identified for potential of high density use. Any proposed building exceeding 5 stories or 22 metres in height will require Council approval on Lot 2, Block 1, Plan 762 1616 and Lot 9, Block 7, Plan 832 2364.

(9) Indoor Amenity Areas

The developers of the following types of facilities shall be required to provide indoor amenity areas with the minimum dimensions shown:

- (a) Multiple Family buildings - a minimum of 4.5 m² per dwelling unit.
- (b) Retirement Home, Assisted Living Residence and Social Care Residence – a minimum of 15 m² per dwelling unit.

For the purpose of this section, the term “indoor amenity area” includes areas which provide residents with an active or passive form of recreational space within the multi-unit complex, such as sitting rooms, dining rooms, entertainment rooms, and screened patios, but does not include other common areas of the building, such as spaces for onsite or visiting health care professionals, accessory retail and accessory services, and storage areas.

(10) Exterior Amenity Areas

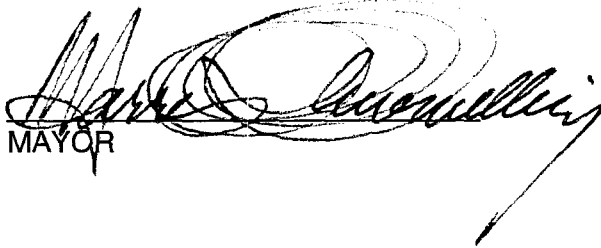
The developers of the all buildings shall be required to provide exterior amenity areas. For the purpose of this section, the term “exterior amenity area” includes areas which provide landscaping, sitting areas, playgrounds, pools, or patios. The intent is to provide the area with an active or passive form of recreational space for public and private use.”

READ A FIRST TIME IN OPEN COUNCIL this 8th day of May 2006.

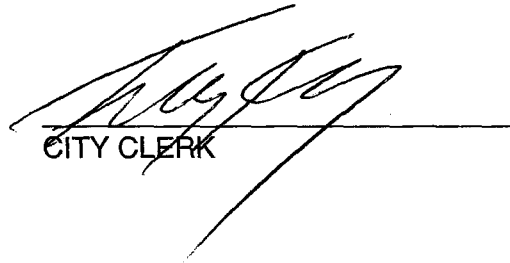
READ A SECOND TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of June 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of June 2006.

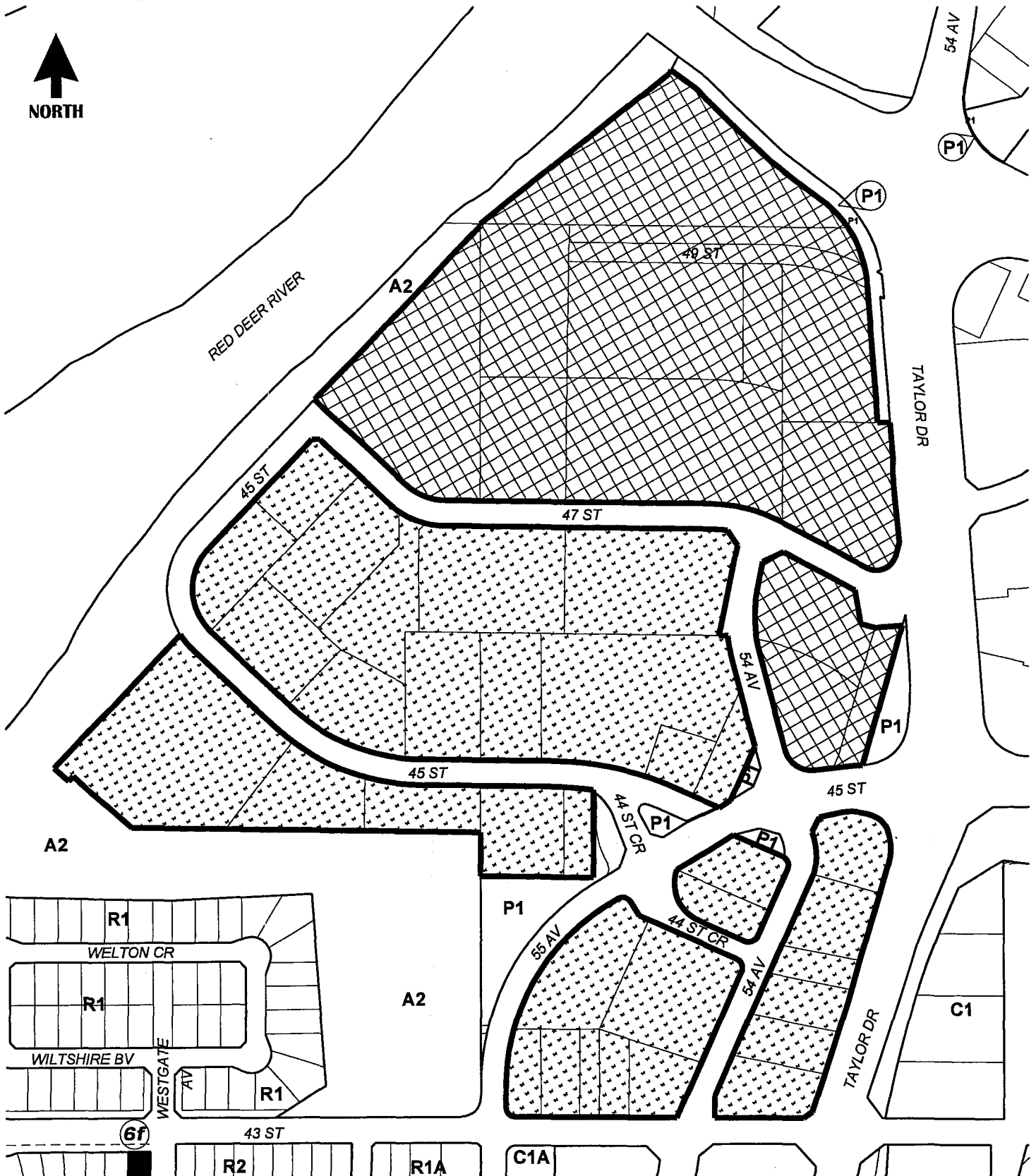


MAYOR



CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

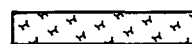
DC - Direct Control District

C1A - Commercial (City Centre West) District

Change from :

C1A TO DC(23)

DC(3) TO DC(23)



MAP No. 8 / 2006

BYLAW No. 3156 / L - 2006



Director of Corporate Services

Date: June 19, 2006

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Rodney Burkard, Director of Corporate Services

Subject: 2005 Annual Report - Audited

Background

Section 276(1) of the Municipal Government Act (MGA) requires that municipalities prepare annual financial statements in accordance with generally accepted accounting principles for municipal governments.

Section 276(3) requires that each municipality make its financial statements, or a summary of them, and the auditor's report of the financial statements, available to the public.

Section 281(1) requires that the auditor for the municipality report to Council on the annual financial statements and the annual financial information return.

Discussion

Enclosed with the Council agenda, is the 2005 Annual Report which includes the financial statements for the 2005 fiscal year and the auditor's report on those financial statements.

Also enclosed is correspondence from the Audit Committee, supporting the acceptance of the 2005 financial statements and annual report for distribution to the public and other interested parties. Grant Stange, a partner with the City's audit firm of Collins Barrow Red Deer LLP, will present the audit report and make other brief comments on the financial statements and the audit.

Also included is a letter from the auditor regarding the financial information return, which is a more detailed report required by Municipal Affairs from all municipalities in the province. This return is used primarily by Municipal Affairs in summarizing particular information province-wide, as in the case of the ambulance funding issue. This report is not normally distributed because of its detailed nature.

Summary

The auditors have given what is called a "clear opinion" on the 2005 financial statements, which means there were no significant issues that would cause the auditors to be concerned about the financial statements that The City has prepared. .../2

The auditors have presented the financial statements to the Audit Committee.

The auditors have also acknowledged by way of letter, that they have no concerns with the financial information return.

Recommendation

Acceptance of The City's 2005 audited Annual Report for publication.

Rodney J. Burkard, BA, CA
Director of Corporate Services

Attach.

COLLINS BARROW RED DEER LLP
300, 5010 - 43 Street
Red Deer, Alberta, Canada
T4N 6H2

T. 403.342.5541

F. 403.347.3766

email: reddeer@collinsbarrow.com

AUDITORS' REPORT

His Worship the Mayor and Council of
The City of Red Deer

We have audited the municipal financial information return of the Municipality of the City of Red Deer for the year ended December 31, 2005. This financial information is the responsibility of the municipal administration. Our responsibility is to express an opinion on this financial information based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether this financial information is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial information return. An audit also includes assessing the accounting principles used and significant estimates made by the municipal administration, as well as evaluating the overall presentation of the financial information.

In our opinion, this financial information return presents fairly, in all material respects, the financial position of the municipality as at December 31, 2005 and the results of its operations for the year then ended in accordance with the accounting principles prescribed by the Minister of Alberta Municipal Affairs as provided for in Section 277 of the Municipal Government Act.

It is understood that this report, as requested by the Minister of Alberta Municipal Affairs, is to be used primarily for provincial statistical purposes. We have issued an audit report dated April 27, 2006 on the financial statements of the Municipality of the City of Red Deer for the year ended December 31, 2005 and reference should be made to those audited financial statements for complete information.

Red Deer, Alberta
April 27, 2006

Collins Barrow
Red Deer LLP
Chartered Accountants



DATE: May 30, 2006
TO: Legislative & Administrative Services Manager
FROM: Audit Committee
RE: **Audited Financial Statements for the Year Ended December 31, 2005**

On May 25, 2006 the Audit Committee considered the financial statements of The City of Red Deer for the year ended December 31, 2005 as presented by the firm of Collins Barrow Red Deer. Following discussion the motion as shown below was introduced and passed.

"Resolved that the Audit Committee accept the Report to the Audit Committee dated December 31, 2005 as presented by Collins Barrow Red Deer and recommend this report be forwarded for the consideration of City Council."

This is provided for Council's information and consideration.

Mayor Morris Flewwelling, Chair
Audit Committee

Comments:

We agree with the recommendations of the Director of Corporate Services. The 2005 Annual Report is submitted as an attachment to this agenda.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



COUNCIL MEETING OF JUNE 19TH, 2006

ATTACHMENT

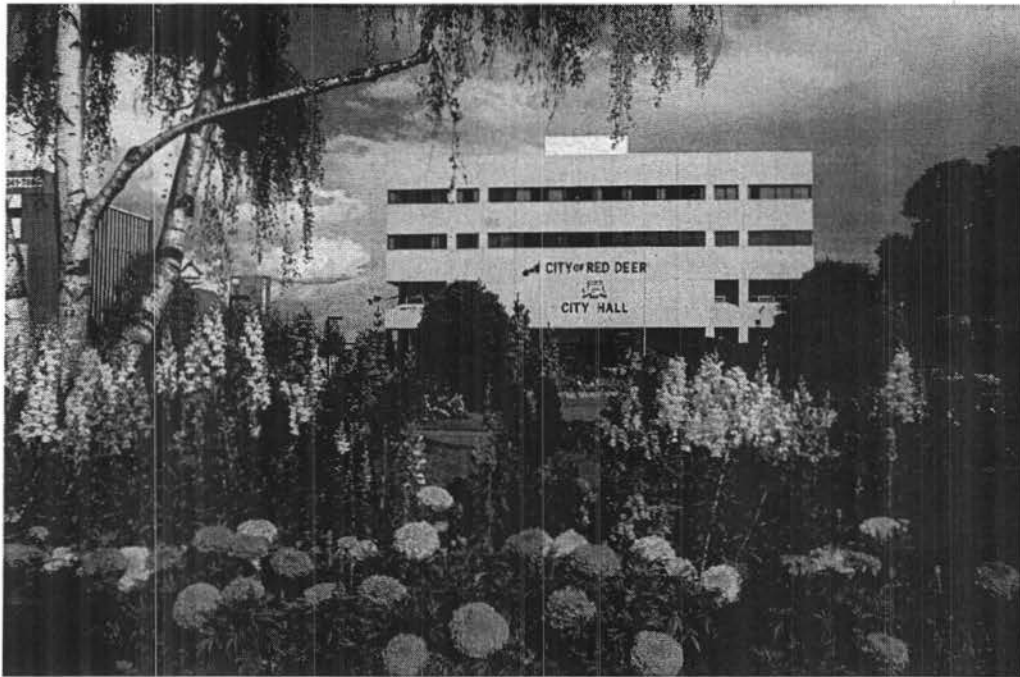
DOCUMENT STATUS: PUBLIC

**REFERS TO: CITY OF RED DEER
ANNUAL REPORT 2005**



THE CITY OF

Red Deer



ANNUAL REPORT 2005

**The Corporation of The City of Red Deer
Alberta, Canada**



ANNUAL REPORT

For the year ended December 31, 2005

**The Corporation of The City of Red Deer
Alberta, Canada**

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INTRODUCTORY INFORMATION

CITY COUNCIL

MAYOR M. FLEWWELLING

Councillor J. Dawson
Councillor B. Hughes
Councillor C. Jefferies
Councillor L. Mulder

Councillor L. Pimm
Councillor T. Veer
Councillor L. Watkinson-Zimmer
Councillor F. Wong

CITY MANAGER

N. Van Wyk

CORPORATE SERVICES DIRECTOR

R. Burkard

Financial Services Manager

L. Poth

Assessment & Taxation Services Manager

R. Risling

Information Technology Services Manager

D. Newton

Legislative & Administrative Services Manager

K. Kloss

COMMUNITY SERVICES DIRECTOR

C. Jensen

Social Planning Manager

S. Cameron

Recreation, Parks & Culture Manager

G. Scott

Transit Manager

K. Joll

Officer in Charge (R.C.M.P.) - City Detachment

Supt. J. Steele

DEVELOPMENT SERVICES DIRECTOR

B. Jeffers

Engineering Manager

T. Warder

Public Works Manager

P. Goranson

Fire Chief/Emergency Services Manager

J. MacDonald

Electric Light & Power Manager

A. Roth

Land & Economic Development Manager

H. Thompson

Inspections & Licensing Manager

P. Meyette

Personnel Manager

G. Howell

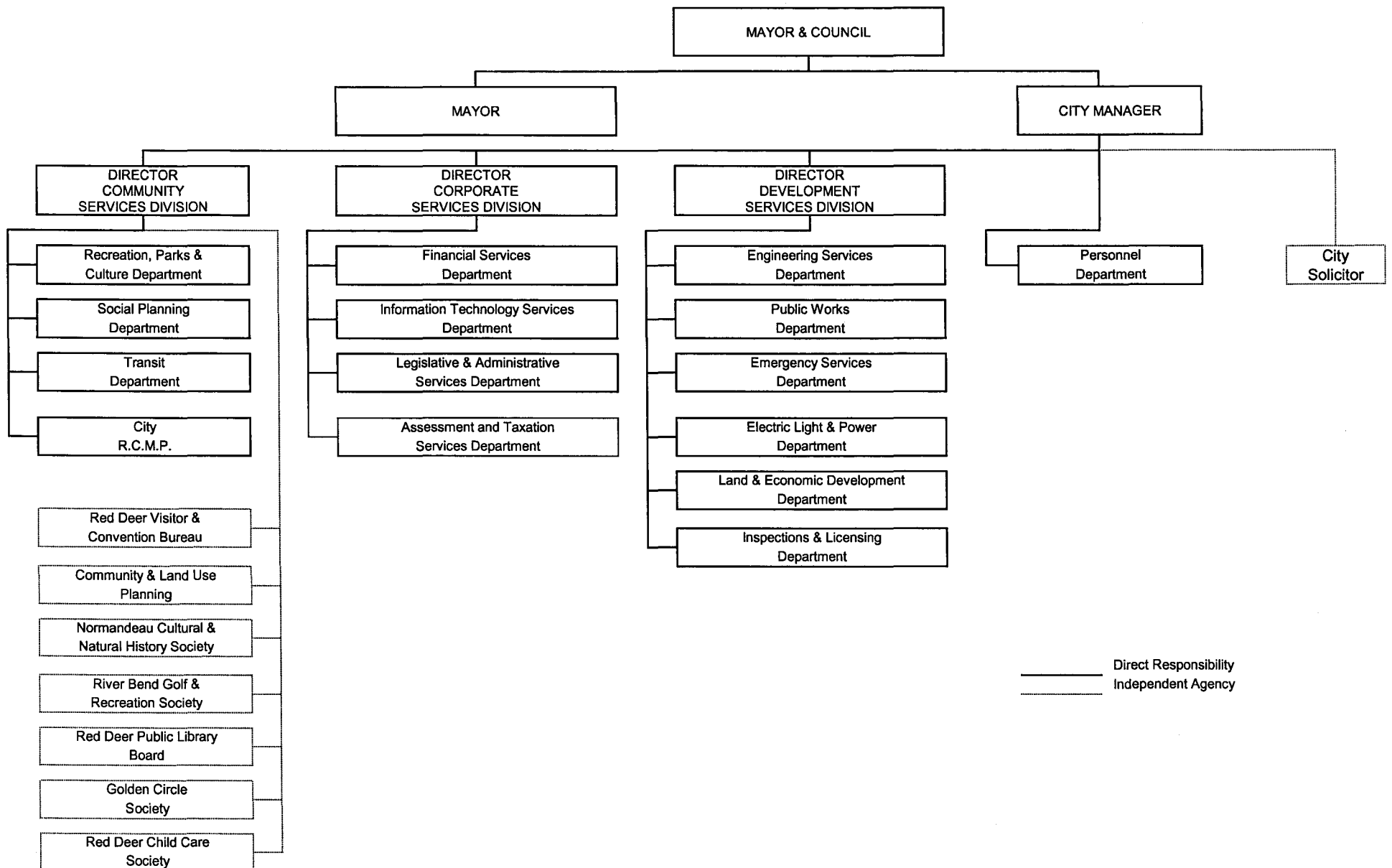
City Solicitor

Chapman Riebeek

City Auditor

Collins Barrow Red Deer LLP

THE CITY OF RED DEER ORGANIZATIONAL CHART



CITY PROFILE

The City of Red Deer is a thriving, modern city of over 79,000 people located between Calgary and Edmonton. The City provides its citizens with a wide range of services. Property taxes, user fees and grants fund these services.

GENERAL OPERATIONS - The City's GENERAL OPERATIONS include:

COMMUNITY SERVICES - The Community Services Division co-ordinates the delivery of recreation, culture, parks, transit, and social services in Red Deer through the Recreation, Parks & Culture, Transit, and Social Planning departments. Services include development and maintenance of the city's extensive parks and open space system, playground and rink maintenance, operation of the city's two cemeteries, operation of a wide variety of recreational and cultural activities and facilities, and the co-ordination of day care, special transportation, and family and community support services. Transit offers fixed transit routes throughout the City, an after hours Dial-A-Bus system, and some charter services. The Community Services Division is also responsible for policing and planning, as follows:

POLICE SERVICES - The RCMP, under contract to The City, provides police services including general investigation, traffic, community policing and victim services. The City provides a building, furnishings, and a number of municipal employees to support the RCMP in providing these police services.

PLANNING SERVICES - Planning services are provided by Parkland Community Planning Services.

CORPORATE SERVICES - The Corporate Services Division provides financial and information services to The City through the Information Technology, Financial Services, Assessment & Taxation and Legislative and Administrative Services departments. Services include administering and coordinating City investments, budgets and reserves, The City's insurance program, Risk Management, long term borrowing, financial analysis and reporting, information systems operations and support, assessing and levying property and business taxes, legislative services, records management and many other financial and administrative services.

DEVELOPMENT SERVICES - The Development Services Division includes the Engineering, Public Works, Land & Economic Development, Inspections & Licensing, Emergency Services, and Electric Light & Power departments. In addition to providing engineering services, roadway and bridge maintenance, sidewalk repair, and meter maintenance, the division is also responsible for the operation of the water, wastewater, solid waste utilities and recycling program, and the operation of The City's Equipment Pool and Electric Utility. Emergency Services provides a number of services including Fire Suppression, Emergency Medical Services and Fire Prevention. The department operates out of four fire stations located in the city.

OTHER - The City also has a Personnel department which provides service to all departments. Legal services are provided to The City by a local law firm.

SELF FUNDING UTILITIES - The City operates a number of self funding utilities.

WATER UTILITY - The City obtains water from the Red Deer River, and provides water treatment and distribution through a water treatment plant to a system of water reservoirs, booster stations and a water distribution system which distributes water to the residents of Red Deer, and supplements the water system for the gasoline alley business area of Red Deer County. Services include water main maintenance, hydrant and valve inspection, hydrant and valve repair, and water meter maintenance. The utility is funded primarily through utility charges to customers.

WASTEWATER UTILITY - The City provides a wastewater collection and treatment system through a series of wastewater lines and mains, and the operation of a wastewater treatment plant. The utility is funded through utility charges to customers.

PARKING UTILITY - The City provides parking in the downtown area, through on-street metered parking, and metered and spittered off street parking lots in a number of locations. The parking utility is administered by the Inspections and Licensing Department, and is funded primarily through fines and parking revenues.

SUBDIVISIONS - The City's Subdivision Fund provides extension of major services to new areas of the city, and recovers such costs through charges to developers connecting to these services. The City is also involved in the development and marketing of commercial, industrial and residential land in Red Deer. The Land & Economic Development Department is responsible for the coordination of the City's land development activities. Funding of the Subdivision Fund is primarily through the sale of commercial, industrial and residential land.

EQUIPMENT POOL - City equipment, such as trucks, emergency vehicles, sweepers, buses and graders are the responsibility of The City's equipment pool. Operating and maintenance costs are charged to the equipment pool, with such costs being recovered through user fees charged to departments and the public using the equipment. These user fees include a surcharge to help provide for the eventual replacement of the equipment. These funds are held in an equipment replacement reserve.

SOLID WASTE UTILITY - The City provides solid waste collection recycling, and landfill operation within the solid waste utility. These services are largely carried out by contracts with the private sector. The City also has a household hazardous waste site at the landfill site that is available year round. The solid waste utility is funded through user fees.

ELECTRIC UTILITY - The City is an entitled electric distribution system which is subject to the obligations and entitlements set out in of the Electric Utilities Act of the Province of Alberta. The utility is not a retailer of electricity and only distributes electricity to the citizens of Red Deer through its distribution and transmission system comprised of substations, transformers, and overhead and underground distribution lines. This utility is operated by the Electric Light & Power department as a self supporting utility with funding provided through distribution service rates regulated by City Council and charged to customers.



REPORT FROM THE DIRECTOR OF CORPORATE SERVICES

For the year ended December 31, 2005

INTRODUCTION

I am pleased to submit The City of Red Deer's Consolidated Annual Financial Statements for the fiscal year ended December 31, 2005 in accordance with Section 276 of the Municipal Government Act of the Province of Alberta.

The preparation and presentation of the Financial Statements and related information in the Annual Report is the responsibility of the management of The City of Red Deer. The statements have been prepared in conformity with Canadian generally accepted accounting standards for municipalities as established by the Public Sector Accounting Board and are consistent with other information presented in the Annual Report. The accounting firm of Collins Barrow Red Deer LLP has been appointed as auditors, by City Council, and is responsible to report directly to Council with their audit results.

The 2005 financial statements of The City of Red Deer have been prepared on a fund basis, consisting of an Operating Fund, Reserve Fund, and Capital Fund. These funds are briefly explained below.

Operating Fund – Day-to-day operating costs and revenues are recorded in the Operating Fund which has been divided into General Municipal Operations funded primarily by Taxation and the Self-Supported and Utility Operations funded primarily through user charges. Details of these funds are set out in Schedules A to K of this Annual Report. The specific funds are listed below:

General Municipal Operations (Funded by Taxation)

- Police & Protective
- Emergency Services
- Public Transit
- Transportation
- Social Planning
- Community Services
- Recreation, Parks & Culture
- Legislative & Administrative

Self Supported and Utility Operations

- Parking
- Equipment Pool
- Water
- Wastewater
- Solid Waste Collection
- Solid Waste Disposal
- Recycling
- Subdivisions
- Electric Light & Power

Reserve Fund – The Reserve Fund is financed in a variety of ways such as by budget allocation, surpluses, user fees, and land sales. Transfers from the Reserve Fund are allocated by Council as planned or required. The Reserve Fund is divided into a number of individual reserve balances, based on their intended use within the overall categories of operating and capital. Details of reserves are set out in Schedule 3 and Note 16 of this Annual Report. Some of the more important reserves are as follows:

Operating Reserves

- Tax Stabilization (surplus)
- Utility Stabilization (surplus)
- Landfill Reserve (surplus)

Capital Reserves

- Capital Projects (direct allocation and surplus)
- Equipment Replacement (user fees)
- Subdivision Surplus (land sales)

Capital Fund – The revenues and costs associated with building or buying new assets, like roads or recreation facilities, are recorded in the Capital Fund. Sources of revenue include grants from other governments, contributions from customers and developers, etc. A major source of funding for capital projects is two other funds, the Operating Fund and the Reserve Fund.

The results of the Operating Fund, Reserve Fund and Capital Fund have been combined to show the overall financial position and financial activities of The City. These combined results are shown at the beginning of the financial information section of the enclosed Annual Report, and are known as consolidated financial statements.

2005 FINANCIAL HIGHLIGHTS

OPERATING FUND

General Operations – The 2005 tax supported surplus transferred to the Tax Stabilization Reserve, was in excess of \$5.7 million, resulting primarily from a record year of profits on investments, higher than anticipated fine revenue, higher than anticipated recreation revenue, building permit fees, savings due to the Emergency Services and Police staff vacancies, as well as the Recreation Centre temporary closure for renovations.

Electric Utility – The 2005 Electric Light & Power surplus transferred to the E.L.&P. Stabilization Reserve, was \$5.0 million resulting from lower than expected transmission service costs, cost recovery from previous years expenditures resulting from AEUB decisions, and lower than expected costs for deferred industry restructuring.

Detail of tax supported operations for the year is provided in Schedules A and B of the enclosed financial statements, and details on individual utility operations are provided in Schedules C through K. Details of the transfers to reserves are set out in Note 16 of the enclosed financial statements.

CAPITAL FUND

Capital expenditures in 2005 amounted to \$57.7 million. Details by major category are shown on Schedule 2 of this Annual Report. In recent years capital projects were financed without debt, on a pay-as-you-go basis, including transfers from other governments (grants), costs recovered from developers, transfers from reserves and an allocation from the Operating Fund.

RESERVE FUND

The City maintains a number of reserves. Some reserves have been established to provide for specific purposes, such as the replacement of The City's fleet of vehicles, while others are intended to assist in providing stability to future tax and utility rates.

Most of these reserves are discretionary, which means they can be expended based on Council's decision. There are also non-discretionary reserves that must meet legislative requirements or contractual arrangements.

Greater detail related to these reserves is set out in Schedule 3 and Note 16 of this annual report.

2005 FINANCIAL ANALYSIS

VARIANCE ANALYSIS

Budget to Actual

Tax supported operations resulted in a surplus of \$5.7 million that was transferred to the Tax Stabilization Reserve. General municipal operations had a \$.9 million surplus due to larger than anticipated profits on investments and a contingency for salary expense increases that was not used. The Emergency Services department had a \$.5 million surplus due mainly to a delay in recruitment of staff. The Inspections and Licensing department had a \$.9 million surplus mainly due to permit and licensing revenues being higher than expected and an under expenditure in building maintenance costs. The Police department had a \$.9 million surplus due to revenues being higher than budgeted and a small under expenditure in the RCMP contract. The Recreation, Parks & Culture department has a \$.7 million surplus due mainly to the Recreation Centre temporary closure for renovations, increased recreation program revenues and delays in contract expenditures. All other tax supported operations in total had a surplus of \$1.8 million due to under expenditures.

Utility and business enterprise operations resulted in a surplus of \$4.4 million beyond the budgeted surpluses. The Electric Utility surplus was \$.8 million higher than budgeted mainly due to transmission and loan settlement expenditures being lower than budgeted. The Water and Wastewater Utility surplus was \$2.5 million higher than budgeted due to variances in revenue, salaries, contracted services and materials and supplies including natural gas costs. Other operations totaled a surplus of \$1.1 million higher than budgeted. The actual transfer of funds from the Subdivision and Land Bank operation was \$5.9 million less than budgeted due mainly to the amount of land sales being less than anticipated.

Actual to Actual

Revenues have increased by \$16.8 million from 2004 to 2005. This is mainly due to a \$6.1 million increase in property tax revenue, a \$2.3 million increase in utility user fees and \$5.8 million in government transfers mainly due to the receipt of infrastructure grants. Property tax revenue increases are a combination of construction growth, inflation growth and an increase in the tax rate. Utility user fee revenue increases are mainly due to The City's increased growth.

Operating expenditures have increased by \$11.1 million. Salaries, wages and benefit expenditures have increased by \$6.4 million mainly due to salary compensation changes, continued staffing strategies in Emergency Services and the addition/expansion of transit routes. Contracted Services expenditures have increased by \$1.3 million mainly as a result of increased costs in numerous areas of the organization. Purchase of materials and supplies has increased by \$2.1 million mainly due to increased prices for goods. Purchases from other governments have increased by \$1.1 million due to increased policing costs. All other functions resulted in an expenditure increase of \$.3 million.

CONCLUSION

The year 2005 ended with Red Deer maintaining its strong financial and economic position in relation to other cities in the province, across Canada and in the world. This standing was confirmed in recent years by the KPMG survey, which ranked Red Deer as the second best city in Canada's Midwest for having the lowest cost location to conduct business. Overall, Red Deer was the sixth most cost competitive city in Canada out of 39 Canadian communities, and sixth in the world out of the total 121 communities included in the study. Red Deer's cost advantage was 12.3 per cent better than the U.S. average. A recent study prepared by the Canadian Federation of Independent Business shows that the property taxes paid by businesses in Red Deer is lower than the majority of its competitors.

In addition, the City of Edmonton's annual Residential Property Taxes and Utility Charges Survey once again shows Red Deer's combined municipal taxes and utility fees to be the second lowest in the province. As well, Red Deer continues to operate without a business tax, which when combined with the low property taxes and utility fees, makes this city an ideal location to live and operate a business, as pointed out in the KPMG survey.

The continued strong growth in Central Alberta is not without its difficulties as additional pressures are continually brought to bear on the infrastructure of the city. As a result, Council continued with the fourth year of a commitment for a one per cent capital levy to set aside funds for the many critical projects that are advancing more quickly than expected because of this strong growth.

At the end of 2005, The City had \$16.7 million in long-term outstanding debt, which is \$211 per capita. This is the lowest of comparable cities in Alberta. However, projections indicate an expected infrastructure funding shortfall in excess of \$100 million over the next 5 years. If this funding shortfall is debt financed, the debt per capita would increase significantly but would still be much less than was the case in 1983, based on projected population growth. As such, this level of debt should be manageable but there are significant operating cost implications for the future that need to be considered when making program and service level decisions.

The City continues to advance the position to the Provincial Government that cities need access to new funding sources if they are to maintain the "Alberta Advantage." High growth cities, such as Red Deer cannot meet this continued pressure without a large tax increase or increased use of debt. The Premier has been advised of The City's position regarding the need for broader funding sources that do not impact the property tax base and that have a natural economic growth factor built in. Included in this position was the need for the Province to fund education from general revenues, rather than the municipal property tax base. Subsequent to the 2005 fiscal year, the Province made a positive move in the area of education funding.

In conclusion, Red Deer continues to have a financial and economic edge over most communities, which places it in a strong position for dealing with the significant infrastructure and operating challenges that continued high growth and a changing society are bringing to bear on The City's resources. As a result, debt levels may rise significantly. If all identified capital projects are undertaken, this will have a future impact on The City's operating costs. As a result, setting budget priorities, and strengthening funding sources and debt level decisions needs to be a major focus over the next few years.

Respectfully submitted,



Rodney J. Burkard, BA, CA.
Director of Corporate Services

FINANCIAL INFORMATION

MANAGEMENT REPORT

The accompanying consolidated financial statements and all information in this annual report are the responsibility of Management. The financial statements have been prepared by Management in accordance with Canadian generally accepted accounting principles for municipalities and include certain estimates that reflect Management's best judgements. Financial information contained throughout this annual report is consistent with these financial statements.

Management has developed and maintains an extensive system of internal control that provides reasonable assurance that all transactions are accurately recorded, that the financial statements realistically report the City's operating and financial results and that the City's assets are safeguarded. As well, it is the policy of the City to maintain the highest standard of ethics in all its activities. City Council has approved the financial statements.

Collins Barrow Red Deer LLP, an independent firm of chartered accountants, was appointed by a vote of City Council to examine the consolidated financial statements and provide an independent professional opinion.

N. Van Wyk
City Manager

R. Burkard
Director of Corporate Services



Collins Barrow

Chartered Accountants & Consultants

COLLINS BARROW RED DEER LLP
300, 5010 - 43 Street
Red Deer, Alberta, Canada
T4N 6H2

T. 403.342.5541
F. 403.347.3766

email: reddeer@collinsbarrow.com

AUDITORS' REPORT

His Worship the Mayor and Council
The City of Red Deer

We have audited the consolidated statement of financial position of The City of Red Deer as at December 31, 2005 and the consolidated statement of financial activities with change in fund balances and the consolidated statement of changes in financial position for the year then ended. These financial statements are the responsibility of The City's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of The City of Red Deer as at December 31, 2005 and the results of its financial activities and the changes in its financial position for the year then ended in accordance with Canadian generally accepted accounting principles.

Collins Barrow
Red Deer LLP

Red Deer, Alberta
April 27, 2006

Chartered Accountants



FINANCIAL STATEMENTS

THE CITY OF RED DEER
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2005

STATEMENT 1

ASSETS

	<u>2005</u>	<u>2004</u>
Financial Assets		
Cash and Temporary Investments (Note 3)	\$ 27,099,443	\$ 39,807,945
Accounts Receivable (Note 4)	21,211,620	16,206,817
Land Held For Resale (Note 5)	5,101,517	5,172,456
Long Term Investments (Note 6)	100,243,929	76,082,477
Deferred Expense	560,278	465,179
Loans Receivable (Note 7)	720,400	819,060
	<u>154,937,187</u>	<u>138,553,934</u>
Physical Assets		
Capital Assets (Note 8)	692,773,633	642,278,188
Inventories	3,367,341	2,680,598
	<u>696,140,974</u>	<u>644,958,786</u>
Total Assets	<u><u>\$ 851,078,161</u></u>	<u><u>\$ 783,512,720</u></u>
LIABILITIES AND MUNICIPAL EQUITY		
Liabilities		
Accounts Payable and Accrued Liabilities	\$ 18,013,506	\$ 13,809,260
Deposits	962,028	648,812
Deferred Revenue (Note 9)	30,199,027	13,547,569
Employee Benefit Obligations (Note 10)	4,198,463	3,858,386
Provision for Landfill Closure and Post-Closure Costs (Note 11)	1,503,639	1,386,491
Long Term Debt (Note 12)	16,697,919	20,226,698
Total Liabilities	<u>71,574,582</u>	<u>53,477,216</u>
Fund Balances		
Operating Fund - Schedule 1	304,249	294,982
Capital Fund - Schedule 2	23,245,030	26,950,933
Reserves - Schedule 3	79,878,586	80,738,099
	<u>103,427,865</u>	<u>107,984,014</u>
Equity in Capital Assets - Schedule 4	<u>676,075,714</u>	<u>622,051,490</u>
Total Municipal Equity	<u>779,503,579</u>	<u>730,035,504</u>
Total Liabilities and Municipal Equity	<u><u>\$ 851,078,161</u></u>	<u><u>\$ 783,512,720</u></u>

Contingencies - See Note 24

Mayor _____

Councillor _____

The accompanying notes form an integral part of these Financial Statements.

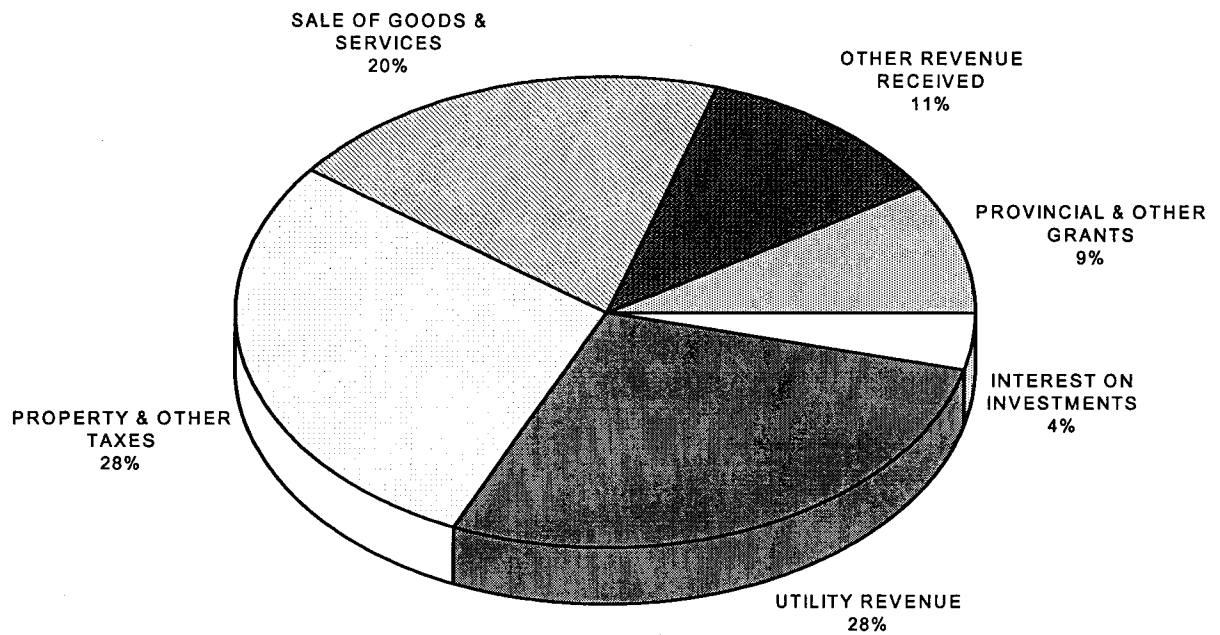
THE CITY OF RED DEER
CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
 FOR THE YEAR ENDED DECEMBER 31, 2005

STATEMENT 2

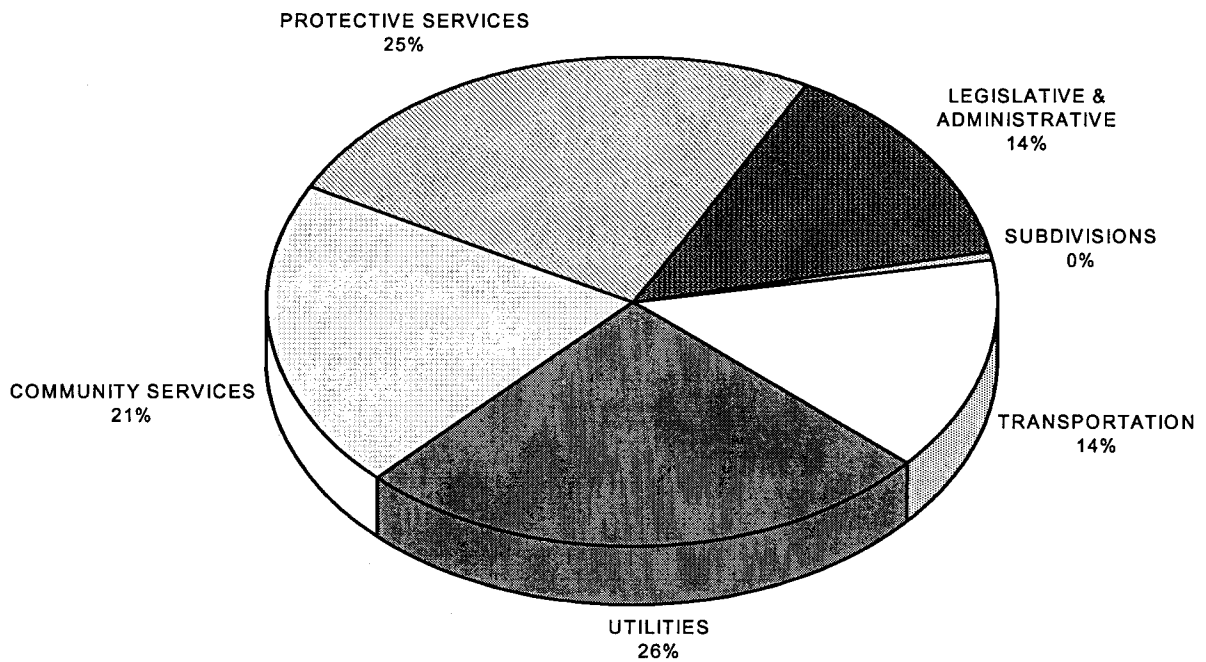
	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
REVENUES			
Property and Other Taxes - Schedule 5	\$ 76,661,067	\$ 77,288,175	\$ 70,135,651
Less: Education Requisitions	27,570,265	27,898,226	26,884,712
Net Municipal Property Taxes	<u>49,090,802</u>	<u>49,389,949</u>	<u>43,250,939</u>
Utility User Fees	46,005,417	48,118,060	45,818,984
Sale of Goods and Services	41,400,604	33,988,067	34,231,148
Government Transfers - Schedule 6	11,294,371	15,439,151	9,618,368
Other Revenues - Schedule 7	18,905,807	19,593,476	19,095,404
Investment Earnings	3,725,595	6,828,975	4,556,727
Total Revenues	<u>170,422,596</u>	<u>173,357,678</u>	<u>156,571,570</u>
EXPENDITURES			
Operating - Schedule 8			
Legislative and Administrative	17,956,860	16,213,086	13,454,313
Police and Other Protective	15,714,295	15,546,829	13,818,218
Fire and Ambulance	12,984,822	13,581,272	11,703,093
Public Transit	4,512,669	4,670,688	3,956,303
Transportation	11,334,858	11,878,753	11,235,556
Social Planning	2,769,803	2,759,905	2,600,239
Community	1,747,607	1,992,025	2,217,755
Recreation Parks and Culture	17,279,388	19,134,338	19,795,489
Parking	585,412	611,980	623,770
Equipment Pool	3,405,941	5,109,065	3,968,034
Water	6,840,102	4,748,694	3,909,687
Wastewater	4,939,939	3,506,962	3,402,653
Solid Waste Collection	3,430,413	3,628,211	3,505,952
Solid Waste Disposal	1,547,793	1,749,182	1,748,077
Recycling	1,121,966	1,142,413	1,111,082
Subdivisions	343,365	489,592	191,582
Electric Light and Power	12,901,796	9,440,707	7,822,922
Total Operating Expenditures	<u>119,417,029</u>	<u>116,203,702</u>	<u>105,064,725</u>
Total Capital Expenditures - Schedule 2	<u>69,112,000</u>	<u>57,726,688</u>	<u>35,592,268</u>
Total Expenditures	<u>188,529,029</u>	<u>173,930,390</u>	<u>140,656,993</u>
Excess (Deficiency) of Revenue over Expenditures	(18,106,433)	(572,712)	15,914,577
Less: Extraordinary Items - See Note 13	-	(454,658)	-
Add: Capital Debt Issued	10,000,000	-	12,000,000
Less: Debt Repayments	<u>(1,918,087)</u>	<u>(3,528,779)</u>	<u>(2,645,650)</u>
CHANGE IN FUND BALANCES	<u>\$ (10,024,520)</u>	<u>(4,556,149)</u>	<u>25,268,927</u>
FUND BALANCES, BEGINNING OF YEAR		<u>107,984,014</u>	<u>82,715,087</u>
FUND BALANCES, END OF YEAR		<u>\$ 103,427,865</u>	<u>\$ 107,984,014</u>

The accompanying notes form an integral part of these Financial Statements.

OPERATING REVENUE 2005



OPERATING EXPENDITURES 2005



The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
CONSOLIDATED STATEMENT OF CHANGES IN FINANCIAL POSITION
 FOR THE YEAR ENDED DECEMBER 31, 2005

STATEMENT 3

	<u>2005</u>	<u>2004</u>
Cash provided by (used for)		
Operating Activities		
Excess (Deficiencies) of Revenues Over Expenditures \$	(572,712)	\$ 15,914,577
Net Changes in Non-Cash Working Capital		
Receivables	(5,004,803)	(2,744,119)
Land Held For Resale	70,939	(511,565)
Loans Receivable (excluding Debt Related)	98,660	137,778
Inventories	(686,743)	307,965
Deferred Expense	(95,099)	193,066
Accounts Payable and Accrued Liabilities	4,204,246	(459,127)
Employee Benefit Obligation	340,077	147,043
Landfill Closure and Post-Closure Liability	117,148	315,354
Deposits	313,216	151,558
Deferred Revenue	16,651,458	4,181,462
	<u>15,436,387</u>	<u>17,633,992</u>
Extraordinary Item	(454,658)	-
	<u>14,981,729</u>	<u>17,633,992</u>
Investing Activities		
Investments Purchased	(101,332,678)	(26,866,080)
Proceeds on Disposals of Investments	77,171,226	32,441,227
	<u>(24,161,452)</u>	<u>5,575,147</u>
Financing Activities		
Proceeds on advance of long-term debt	-	12,000,000
Long-term Debt Repayment	(3,528,779)	(2,645,650)
	<u>(3,528,779)</u>	<u>9,354,350</u>
Change in Cash Position	(12,708,502)	32,563,489
Cash Position, Beginning of Year	39,807,945	7,244,456
Cash Position, End of Year	<u>27,099,443</u>	<u>39,807,945</u>

Supplemental information on the Statement of Changes in Financial Position - See Note 12

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
SCHEDULE OF OPERATING FUND ACTIVITIES
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE 1

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
REVENUES			
Net Taxes for General Municipal Purposes - Schedule 5	\$ 49,090,802	\$ 49,389,949	\$ 43,250,939
Utility User Fees	46,005,417	48,118,060	45,818,984
Sale of Goods & Services - Schedule 7	28,339,604	24,731,122	26,568,448
Government Transfers	6,182,371	8,539,310	7,518,006
Other Revenues - Schedule 7	18,183,122	18,789,937	17,539,119
Investment Earnings	3,725,595	5,994,276	4,325,906
Total Revenues	<u>151,526,911</u>	<u>155,562,654</u>	<u>145,021,402</u>
EXPENDITURES			
Legislative & Administrative	17,956,860	16,213,086	13,454,313
Police & Other Protective	15,714,295	15,546,829	13,818,218
Fire & Ambulance	12,984,822	13,581,272	11,703,093
Public Transit	4,512,669	4,670,688	3,956,303
Transportation	11,334,858	11,878,753	11,235,556
Social Planning	2,769,803	2,759,905	2,600,239
Community	1,747,607	1,992,025	2,217,755
Recreation, Parks and Culture	17,279,388	19,134,338	19,795,489
Parking	585,412	611,980	623,770
Equipment Pool	3,405,941	5,109,065	3,968,034
Water	6,840,102	4,748,694	3,909,687
Wastewater	4,939,939	3,506,962	3,402,653
Solid Waste Collection	3,430,413	3,628,211	3,505,952
Solid Waste Disposal	1,547,793	1,749,182	1,748,077
Recycling	1,121,966	1,142,413	1,111,082
Subdivisions	343,365	489,592	191,582
Electric Light & Power	12,901,796	9,440,707	7,822,922
Total Expenditures	<u>119,417,029</u>	<u>116,203,702</u>	<u>105,064,725</u>
Excess of Revenues over Expenditures	32,109,882	39,358,952	39,956,677
Less: Extraordinary Item - See Note 13	-	454,658	-
Less: Debt Repayment - Schedule 4	1,918,087	3,528,779	2,645,650
Transfers to Capital - Schedule 2	18,715,857	29,318,880	32,492,891
OPERATING SURPLUS	<u>11,475,938</u>	<u>6,056,635</u>	<u>4,818,136</u>
Transfers from (to) Reserves - Schedule 3	<u>(11,475,938)</u>	<u>(6,047,368)</u>	<u>(5,069,380)</u>
CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>9,267</u>	<u>(251,244)</u>
FUND BALANCE, BEGINNING OF YEAR		<u>294,982</u>	<u>546,226</u>
FUND BALANCE, END OF YEAR (Note 14)		<u>\$ 304,249</u>	<u>\$ 294,982</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
SCHEDULE OF CAPITAL FUND ACTIVITIES
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE 2

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
REVENUES			
Government Transfers	\$ 5,112,000	\$ 6,899,841	\$ 2,100,362
Return on Investments	-	834,699	230,821
Developer Contributions	13,061,000	9,256,945	7,662,700
Other Revenues - Schedule 7	722,685	803,539	1,556,285
	<u>18,895,685</u>	<u>17,795,024</u>	<u>11,550,168</u>
CAPITAL EXPENDITURES			
Subdivision Servicing	9,360,000	12,726,019	10,736,388
Roads and Bridges	11,378,000	9,022,713	7,881,794
Water and Wastewater	22,824,000	17,169,080	5,642,409
Recreation, Culture & Parks Facilities	9,838,000	3,142,642	2,571,407
Electrical Distribution	2,941,000	2,651,669	3,022,596
Equipment Purchases	1,275,000	6,161,947	3,734,758
Landfill Site	2,538,000	2,045,549	8,411
Subdivision Land	-	71,171	477,940
Other	8,958,000	4,735,898	1,516,565
	<u>69,112,000</u>	<u>57,726,688</u>	<u>35,592,268</u>
Excess Expenditures over Revenues	<u>(50,216,315)</u>	<u>(39,931,664)</u>	<u>(24,042,100)</u>
CAPITAL FINANCING AND INTERFUND TRANSFERS			
Transfer from Operations - Schedule 1	18,715,857	29,318,880	32,492,891
Transfer from (to) Reserves - Schedule 3	21,500,458	6,906,881	4,756,233
Capital Debt Issued - Schedule 4	10,000,000	-	12,000,000
	<u>50,216,315</u>	<u>36,225,761</u>	<u>49,249,124</u>
CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>(3,705,903)</u>	<u>25,207,024</u>
FUND BALANCE, BEGINNING OF YEAR		<u>26,950,933</u>	<u>1,743,909</u>
FUND BALANCE, END OF YEAR (Note 15)		<u><u>\$ 23,245,030</u></u>	<u><u>\$ 26,950,933</u></u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
SCHEDULE OF RESERVES
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE 3

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
BALANCE, BEGINNING OF YEAR	<u>\$ 80,738,099</u>	<u>\$ 80,738,099</u>	<u>\$ 80,424,952</u>
Add / (Deduct)			
Net Transfer from Operating Fund - Schedule 1	11,475,938	6,047,368	5,069,380
Net Transfer (to) from Capital Fund - Schedule 2	<u>(21,500,458)</u>	<u>(6,906,881)</u>	<u>(4,756,233)</u>
CHANGE IN RESERVE BALANCE	<u>(10,024,520)</u>	<u>(859,513)</u>	<u>313,147</u>
BALANCE, END OF YEAR (Note 16)	<u><u>\$ 70,713,579</u></u>	<u><u>\$ 79,878,586</u></u>	<u><u>\$ 80,738,099</u></u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
SCHEDULE OF EQUITY IN CAPITAL ASSETS
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE 4

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
ACQUISITION OF CAPITAL ASSETS			
Capital Expenditures - Schedule 2	\$ 69,112,000	\$ 57,726,688	\$ 35,592,268
Disposition of Land Held for Resale	-	(71,171)	(477,940)
Capital Assets Acquired by Societies and Boards	-	703,782	287,335
	69,112,000	58,359,299	35,401,663
DISPOSAL OF CAPITAL ASSETS (COST)	-	(2,121,609)	(2,582,883)
AMORTIZATION OF CAPITAL ASSETS	-	(5,742,245)	(7,245,798)
CAPITAL FINANCING			
Capital debt issued - Schedule 2	(10,000,000)	-	(12,000,000)
Capital debt repaid from operating fund - Schedule 1	1,918,087	3,528,779	2,645,650
CHANGE IN EQUITY BALANCE	61,030,087	54,024,224	16,218,632
EQUITY BALANCE, BEGINNING OF YEAR	622,051,490	622,051,490	605,832,858
EQUITY BALANCE, END OF YEAR (Note 17)	<u>\$ 683,081,577</u>	<u>\$ 676,075,714</u>	<u>\$ 622,051,490</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
SCHEDULE OF PROPERTY TAXES LEVIED
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE 5

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
TAXATION			
Real Property Taxes	\$ 72,931,567	\$ 73,559,644	\$ 67,403,366
Grants in Lieu of Taxes			
- Provincial Government	1,607,600	1,607,632	1,568,240
- Federal Government	141,200	141,212	136,397
Local Improvement Levies	210,000	208,933	351,769
Power, Pipelines, Cable TV and Other Taxes	1,770,700	1,770,754	675,879
	<u>76,661,067</u>	<u>77,288,175</u>	<u>70,135,651</u>
 LESS: REQUISITIONS (Note 1.a)			
Public Schools	23,985,250	24,316,192	23,531,434
Catholic Schools	3,585,015	3,582,034	3,353,278
	<u>27,570,265</u>	<u>27,898,226</u>	<u>26,884,712</u>
 NET MUNICIPAL PROPERTY TAXES	 <u>\$ 49,090,802</u>	 <u>\$ 49,389,949</u>	 <u>\$ 43,250,939</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
SCHEDULE OF GOVERNMENT TRANSFERS
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE 6

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
FEDERAL TRANSFERS			
Other Grants	<u>\$ 533,131</u>	<u>\$ 1,347,044</u>	<u>\$ 1,532,507</u>
PROVINCIAL TRANSFERS			
Transportation Grants	956,250	2,570,985	1,709,666
Capital Infrastructure Grants	-	2,817,258	567,106
Debenture Interest Grants	47,507	47,649	66,476
Other Grants	<u>9,930,501</u>	<u>8,350,572</u>	<u>5,655,576</u>
	<u>10,934,258</u>	<u>13,786,464</u>	<u>7,998,824</u>
LOCAL GOVERNMENT TRANSFERS			
Shared Cost Agreements and Grants	<u>(173,018)</u>	<u>305,643</u>	<u>87,037</u>
TOTAL GOVERNMENT TRANSFERS	<u>\$ 11,294,371</u>	<u>\$ 15,439,151</u>	<u>\$ 9,618,368</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
SCHEDULE OF CONSOLIDATED OTHER REVENUE
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE 7

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
OPERATING			
Equipment and Facility Rental	\$ 5,013,392	\$ 3,739,314	\$ 2,530,060
Electrical Transmission Recovery	3,007,900	3,007,900	3,016,300
Franchise Fees	1,905,100	1,363,167	1,505,152
Licenses and Permits	2,244,465	2,886,498	2,622,061
Parking and Traffic Fines	2,819,000	3,382,178	2,891,861
Penalties and Service Charges	634,890	711,957	742,306
Other	2,558,375	3,698,923	4,231,379
	<u>18,183,122</u>	<u>18,789,937</u>	<u>17,539,119</u>
CAPITAL			
Proceeds on Disposal of Capital Assets	200,171	497,236	1,503,126
Other	522,514	306,303	53,159
	<u>722,685</u>	<u>803,539</u>	<u>1,556,285</u>
TOTAL OTHER REVENUE	<u>\$ 18,905,807</u>	<u>\$ 19,593,476</u>	<u>\$ 19,095,404</u>

SCHEDULE OF CONSOLIDATED SALE OF GOODS & SERVICES
 FOR THE YEAR ENDED DECEMBER 31, 2005

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
OPERATING			
Land Sales	\$ 17,505,000	\$ 13,067,265	\$ 17,455,448
Transit Revenue	2,690,437	2,897,433	2,388,452
Ambulance Revenue	2,538,984	2,651,523	1,146,047
User Fees	4,397,461	4,705,021	4,159,408
Other	1,207,722	1,409,880	1,419,093
TOTAL SALE OF GOODS & SERVICES	<u>\$ 28,339,604</u>	<u>\$ 24,731,122</u>	<u>\$ 26,568,448</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER
SCHEDULE OF CONSOLIDATED EXPENDITURES BY OBJECT
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE 8

	2005 <u>Budget</u>	2005 <u>Actual</u>	2004 <u>Actual</u>
EXPENDITURES			
Salaries, Wages & Benefits	\$ 57,240,089	\$ 56,630,732	\$ 50,282,579
Contracted Services	26,174,066	23,364,957	22,025,748
Purchases from Other Governments	10,100,524	9,984,152	8,926,897
Purchases of Materials & Supplies	14,144,912	14,967,836	12,893,336
Purchase of Transmission Access	5,283,000	4,770,440	4,145,306
Contributions to Municipal Agencies	3,010,043	2,897,700	3,176,630
Grants to Organizations	1,420,667	1,387,399	1,242,939
Financial Charges	1,970,931	1,831,477	1,441,005
Other Expenses	72,797	369,009	930,285
	<u>119,417,029</u>	<u>116,203,702</u>	<u>105,064,725</u>
Capital	<u>69,112,000</u>	<u>57,726,688</u>	<u>35,592,268</u>
TOTAL EXPENDITURES	<u><u>\$ 188,529,029</u></u>	<u><u>\$ 173,930,390</u></u>	<u><u>\$ 140,656,993</u></u>

The accompanying notes form an integral part of these Financial Statements.

Notes to the Financial Statements

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of The City of Red Deer are the representations of management prepared in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants. Significant aspects of the accounting policies of the City of Red Deer are as follows:

a) **Reporting Entity**

The consolidated financial statements reflect the assets, liabilities, revenues and expenditures, changes in fund balances and in financial position of the reporting entity which comprises all the organizations that are accountable for the administration of their financial affairs and resources to the Council and are owned or controlled by the municipality. The entities included are as follows:

City Municipal and Utility Operations

General municipal operations	Subdivision development
Water supply	Equipment pool
Wastewater treatment	Solid waste collection and disposal
Parking services	Electric power distribution

Societies and Boards

Red Deer Public Library	Red Deer Downtown Business Association
River Bend Golf Course	Normandeau Cultural and Natural History Society

The City owns certain assets funded by debenture debt that relate to Boards and Societies that are not considered to be under the City's control. The assets and debenture debt are reflected in the financial statements.

Interdepartmental and organizational transactions and balances are eliminated.

The schedule of taxes levied also includes requisitions for education and other external organizations that are not part of the municipal reporting entity.

b) **Basis of Accounting**

i) **Revenues**

Property taxes, utility user fees, sales of goods and services, and other operating revenues are recognized in the period the transactions or events that give rise to the revenues occur, with the exception of parking fine revenue which is recorded on a cash basis.

Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers are recognized in the financial statements as revenues in the period that the events that give rise to the transfer occur, providing the transfers are authorized, the City has met any eligibility criteria, and reasonable estimates of the amounts can be made.

Developer contributions are capital fund revenues received from third parties. Revenue is recognized when the related expenditures have been incurred.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

b) Basis of Accounting (Continued)

ii) Expenditures

Expenditures are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

c) Measurement Uncertainty

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates and assumptions.

There were significant accounting estimates made with regard to the costs and revenues associated with electrical services acquired and provided by the City. These estimates are based on the best information available to the City related to the measurement of electrical consumption by the City and its residents in 2005. Electricity consumption has not been finalized for five months in 2005.

The City has also made significant estimates in calculating its landfill closure and post closure liability. These estimates are based on the best information available to the City regarding the future costs for closure and post closure costs to the City. The calculation of the landfill closure and post closure liability is described in note 1.k and note 11.

Significant estimates have also been made in recording an allowance for obsolete inventory. This estimate is based on a percentage of inventory value for items with a low turnover rate.

d) Fund Accounting

Management funds consist of the operating, capital and reserve funds. Transfers between funds are recorded as adjustments to the appropriate equity account. Proceeds from sale of land held for resale are recorded as operating fund revenue.

e) Cash and Cash Equivalents

Cash equivalents consist of cash and temporary investments, less any short-term borrowings. Temporary investments are short-term deposits, with original maturities of usually three months or less.

f) Investments

Investments are initially recorded at cost. The cost is then adjusted to amortize any premiums or discounts over the term of the respective investments.

g) Inventories

Inventories of materials and supplies are valued at the lower of cost or net realizable value with cost determined by the average cost method.

Land held for resale is recorded at the lower of cost or net realizable value. Costs include the acquisition costs of the land and the improvements required to prepare the land for servicing such as clearing, stripping and levelling. Related development costs incurred to provide infrastructure such as water and wastewater services, roads, sidewalks and street lighting are recorded as capital assets under their respective function.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

h) Capital Assets

Capital assets are reported as expenditures in the period they are acquired. Capital assets are capitalized in the capital fund at cost except for donated assets which are reported at estimated fair market value.

Government contributions for the acquisition of capital assets are reported as capital revenue and do not reduce the related capital asset costs.

Capital assets consist of general municipal and utility capital assets recorded at cost. Utility capital assets used in production of a service for resale are amortized at rates designed to amortize the cost of the assets over their useful lives. The amortization as calculated is reported as a reduction of equity in capital assets rather than as a charge to operations. General purpose capital assets, not related to a direct fee for service activity, are not amortized.

Amortization rates, on a straight line basis, are as follows:

Engineering Structures	2% to 5%
Buildings	1% to 2.5%
Equipment	10% to 100%
Mobile Equipment	3.3% to 14.3%

i) Requisition Over and Under Levies

Over and under levies arise from the difference between the actual levy made to cover each requisition and the actual amount requisitioned. If the actual levy exceeds the requisition, the over levy is accrued as a liability and property tax revenue reduced. If the levy is less than the requisition amount, the under levy is accrued as a receivable and as property tax revenue. Tax rates are adjusted in the subsequent year for any over or under levies of the prior year.

j) Local Improvement Charges

Construction costs associated with local improvement projects are recovered through annual special assessments collectible from property owners for work performed by the City. Taxpayers may elect to pay over a number of years or immediately prepay the outstanding local improvement charges. These amounts are recorded as revenue in the year they are paid.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

k) Landfill Closure and Post Closure Liability

Pursuant to the Alberta Environmental Protection and Enhancement Act, the City is required to fund costs of the closure and the post-closure care for all its active and inactive landfill sites. The City's liability provision provides for the estimated closure and post closure costs of the City's old landfill site that was closed in 2002 and its new waste management facility.

Closure activities include final cover and vegetation costs, and completing facilities for drainage, leachate monitoring, water quality monitoring and monitoring and recovery of gas. Post closure activities include leachate treatment and monitoring, regular inspection and maintenance of the final cover, annual groundwater and surface water monitoring, and biogas monitoring.

The closure and post closure costs are recognized as an accrued liability over the estimated remaining life of the landfill site. The liability is recognized using the net present value of the total estimated closure and post closure costs, and is prorated for the percentage of utilized capacity of each site. The City has calculated the net present value of the estimated closure and post closure costs using an interest rate of 8%.

l) Operating Fund

Operating fund represents the amounts available to offset future operational revenue requirements.

m) Capital Fund

Capital fund represents the amounts available to finance capital assets.

n) Reserve Fund

Reserve fund represents the amounts set aside to finance future operating and capital expenditures. Reserves are established at the discretion of Council. Transfers to and/or from the reserve fund are reflected as an adjustment to the respective fund.

o) Equity in Capital Assets

Equity in capital assets represents the City's net investment in its capital assets after deducting the portion financed by third parties through debenture, bond and mortgage debts, long-term capital borrowings, capitalized leases and other capital liabilities which will be repaid by the City.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

2. ACCOUNTING CHANGE

Developer Contributions

During the year the City changed its accounting policy for recording of offsite levies charged under development agreements. Previously offsite levies were recorded as revenue when payment was received. However, the cost of construction of the related offsite facilities often had not been completed. In accordance with the local government accounting standards established by PSAB, revenues should be recognized in the period the events or transactions that give rise to the revenues occur. As a result, the City has changed its accounting policy to deferring these charges until the matching expenditures have been incurred.

This change has been applied on a prospective basis and the 2004 comparative amounts have not been adjusted. The cumulative impact would have been to increase the deferred revenue by \$151,022 and to decrease the capital fund balance by \$151,022.

3. CASH AND TEMPORARY INVESTMENTS

	<u>2005</u>	<u>2004</u>
Cash	\$ 2,099,443	\$ 9,807,945
Temporary Investments (Note 6)	<u>25,000,000</u>	<u>30,000,000</u>
	<u><u>\$ 27,099,443</u></u>	<u><u>\$ 39,807,945</u></u>

4. ACCOUNTS RECEIVABLE

	<u>2005</u>	<u>2004</u>
General Accounts Receivable	\$ 6,189,208	\$ 5,355,741
Utilities	6,688,896	5,741,784
Taxes & Grants in Lieu of Taxes	1,381,881	1,110,816
Other Governments	2,302,866	837,355
Interest on Investments	2,095,447	1,307,059
Other	<u>2,830,940</u>	<u>2,128,479</u>
	21,489,238	16,481,234
Allowance for Doubtful Accounts	<u>(277,618)</u>	<u>(274,417)</u>
	<u><u>\$ 21,211,620</u></u>	<u><u>\$ 16,206,817</u></u>

Included in taxes and grants in lieu of taxes are \$381,084 (2004 - \$236,606) taxes in arrears. The taxes receivable have been pledged to the Bank of Montreal as collateral security for the payment of short-term borrowings and interest thereon. At December 31, 2005 the City of Red Deer did not have any short-term borrowings (2004 - nil).

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

5. LAND HELD FOR RESALE

	<u>2005</u>		<u>2004</u>	
	<u>Cost</u>	<u>Market Value (Unaudited)</u>	<u>Cost</u>	<u>Market Value (Unaudited)</u>
Undeveloped Land				
Residential	\$ 3,527,341	\$ 9,081,200	\$ 3,823,201	\$ 9,221,140
Industrial & Commercial	-	-	-	-
	<u>3,527,341</u>	<u>9,081,200</u>	<u>3,823,201</u>	<u>9,221,140</u>
Developed Land				
Residential	353,511	16,295,100	73,461	8,096,400
Industrial & Commercial	1,220,665	3,981,162	1,275,794	8,888,302
	<u>1,574,176</u>	<u>20,276,262</u>	<u>1,349,255</u>	<u>16,984,702</u>
	<u>\$ 5,101,517</u>	<u>\$ 29,357,462</u>	<u>\$ 5,172,456</u>	<u>\$ 26,205,842</u>

Included in developed industrial and commercial land is approximately 70 acres, at a total cost of \$909,895, which is currently being proposed as a possible location for a new Public Works yard. If Council approves the transaction, the land will be removed from land held for resale and recorded as a capital expenditure. The City will then record a capital asset for municipal lands and increase the equity in capital assets.

6. LONG TERM INVESTMENTS

	<u>2005</u>		<u>2004</u>	
	<u>Cost</u>	<u>Market Value (Unaudited)</u>	<u>Cost</u>	<u>Market Value (Unaudited)</u>
<u>Type of Investment</u>				
Federal Government	\$ 83,021,281	\$ 86,260,985	\$ 57,095,746	\$ 59,658,670
Provincial Government	10,359,383	10,621,458	-	-
Municipal Government	115,840	120,423	-	-
Canadian Banks	23,239,630	22,823,900	48,111,000	47,956,600
Corporate	5,234,420	5,246,658	-	-
Other	3,273,375	821,476	875,731	875,731
	<u>125,243,929</u>	<u>125,894,900</u>	<u>106,082,477</u>	<u>108,491,001</u>
Less Temporary Investments	<u>25,000,000</u>	<u>25,000,000</u>	<u>30,000,000</u>	<u>30,000,000</u>
	<u>\$ 100,243,929</u>	<u>\$ 100,894,900</u>	<u>\$ 76,082,477</u>	<u>\$ 78,491,001</u>

The investments consist of bonds and notes payable. Temporary investments have effective interest rates of 2.81% to 3.15% (2004 – 2.20% to 2.75%) and mature in less than one year. Long-term investments have effective interest rates of 2.95% to 9.00% (2004 - 2.95% to 6.25%) and mature in periods from January 5, 2006 to February 15, 2020.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

7. LOANS RECEIVABLE

	<u>2005</u>	<u>2004</u>
Red Deer Minor Hockey	\$ 84,006	\$ 150,402
Red Deer Gymnastics Club	427,300	450,458
Central Alberta Theatre	<u>209,094</u>	<u>218,200</u>
Total	<u>\$ 720,400</u>	<u>\$ 819,060</u>

Principal amounts due are as follows:

2006	\$ 86,634
2007	63,682
2008	36,287
2009	38,549
2010	40,953
Thereafter	<u>454,295</u>
	<u>\$ 720,400</u>

The City of Red Deer has undertaken a partnership agreement with Red Deer Minor Hockey and the Red Deer Gymnastics Club for space in the Collicutt Leisure Centre. The amount of the capital contribution plus interest at 6.0% is recoverable from the Red Deer Minor Hockey and Red Deer Gymnastics Club.

The City of Red Deer provided a loan to the Central Alberta Theatre for the expansion of the Memorial Centre. The loan plus interest at 6.5% is recoverable from the Central Alberta Theatre.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

8. CAPITAL ASSETS

	<u>2005 Cost</u>	<u>2005 Accumulated Amortization</u>	<u>2005 Net Book Value</u>
Engineering Structure	\$ 571,508,099	\$ 71,902,487	\$ 499,605,612
Buildings	113,356,633	19,783,742	93,572,891
Machinery and Equipment	97,848,201	29,241,697	68,606,504
Land	30,818,506	-	30,818,506
Artwork	170,120	-	170,120
Total Capital Assets	<u>\$ 813,701,559</u>	<u>\$ 120,927,926</u>	<u>\$ 692,773,633</u>

	<u>2004 Cost</u>	<u>2004 Accumulated Amortization</u>	<u>2004 Net Book Value</u>
Engineering Structure	\$ 528,632,472	\$ 67,848,389	\$ 460,784,083
Buildings	108,778,217	18,827,820	89,950,397
Machinery and Equipment	90,520,546	28,509,472	62,011,074
Land	29,362,515	-	29,362,515
Artwork	170,119	-	170,119
Total Capital Assets	<u>\$ 757,463,869</u>	<u>\$ 115,185,681</u>	<u>\$ 642,278,188</u>

9. DEFERRED REVENUE

Deferred Revenue consists of funds received that relate to future periods, as follows:

	<u>2005</u>	<u>2004</u>
Provincial Urban Transportation	\$ 6,979,165	\$ 5,356,201
Deferred Recreation Charges	3,927,211	3,357,600
Deferred Land Sales	2,601,697	2,219,049
Other Deferred Government Transfers	458,002	840,760
Federal Provincial Infrastructure	12,457,357	-
Deferred Developer Contributions	1,765,731	294,983
Other	2,009,864	1,478,976
	<u>\$ 30,199,027</u>	<u>\$ 13,547,569</u>

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

10. EMPLOYEE BENEFIT OBLIGATIONS

	<u>2005</u>	<u>2004</u>
Vacation, Overtime and Earned Days Off	\$ 3,141,668	\$ 2,881,602
Employment Benefits	<u>1,056,795</u>	<u>976,784</u>
	<u>\$ 4,198,463</u>	<u>\$ 3,858,386</u>

Vacation, Overtime and Earned Days Off

The liability is comprised of vacation, overtime and earned days off that employees are deferring to future years. Employees are entitled to these benefits within the next fiscal year.

Employment Benefits

Employees accumulate sick day entitlements up to maximums set in the various union agreements. Employees are also eligible for sick plan benefits for short-term disability. The liability is recorded on an accrual basis based on the most recent five-year average usage of sick time and sick plan benefits.

11. LANDFILL CLOSURE AND POST CLOSURE LIABILITY

The old landfill site reached its full capacity and was permanently closed in 2002. Post closure costs for the site include regular inspection of the cover layer, annual landfill gas monitoring, and annual groundwater and surface water monitoring. A study of the potential biogas recovery/mitigation from the old landfill was completed in 2004. It is estimated that post closure care will be required for a period of 40 years from closure of the site.

The new waste management facility commenced its operations in 2001 and is expected to provide capacity until 2041. Closure activities will be on going as the landfill reaches final design elevation. Post closure care activities will involve leachate treatment and cover maintenance. Monitoring and analysis costs remain consistent throughout the life of the waste management facility because regardless of the number of active and inactive cells, the same number of wells will be monitored. The total estimated closure and post closure costs are based upon an independent study conducted in 2004. Further work on biogas recovery/mitigation for the new site will be carried out in 2006. Management estimates that Phase 1 of the new site has approximately 2,002 thousand cubic meters of landfill capacity remaining which is projected to last until 2018. It is estimated that post closure care should be required for a period of 40 years from closure of waste management facility.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

11. LANDFILL CLOSURE AND POST CLOSURE LIABILITY (Continued)

The following summarizes the total net present value for the estimated costs of closure and post-closure care:

	Old Site	New Site Phase 1	Total
Estimated Closure Costs	\$ -	\$ 934,045	\$ 934,045
Estimated Post-Closure Costs	1,025,600	1,200,408	2,226,008
Total Estimated Costs	1,025,600	2,134,453	3,160,053
Liability accrued to December 31, 2005	1,025,600	478,039	1,503,639
Balance of Estimated Costs to Accrue	\$ -	\$ 1,656,414	\$ 1,656,414

The City has not designated assets for settling closure and post closure liabilities.

12. LONG TERM DEBT

Long Term Debt consists of debentures payable primarily to the Alberta Capital Finance Authority (ACFA), a loan payable to Canada Mortgage and Housing (CMHC) for the construction of public housing units, obligations under capital leases of the Red Deer Public Library, and an agreement to reimburse a developer for trunk servicing costs.

Debentures are payable in annual amounts to the year 2024 (2004 – 2024). Interest rates on these debentures range from 4.55% to 11.50% (2004 – 4.55% to 11.50%). The Province of Alberta provides an interest subsidy grant on debenture issues as follows:

<u>Debenture Issue</u>	<u>Subsidized Rate</u>
April 1, 1980 - March 31, 1981	9%
April 1, 1981 - March 31, 1982	11%

Debentures approved after March 31, 1983 are not eligible for subsidy. Effective May 1993 the Interest Subsidy Grant was reduced by 40%.

The loan payable to CMHC was issued January 1, 1972 for a term of 50 years at an interest rate of 8.25%, with an annual repayment of interest and principal of \$26,925.

The obligations under capital leases of the Red Deer Public Library are payable in total monthly instalments of \$3,922 at interest rates of 8.25% to 13.1%, and become due from 2006 to 2007.

The agreement to reimburse a developer for trunk servicing costs was entered into in 1998 for a period of ten years at 0% interest, with annual payments of \$152,976.

The current portion of long-term debt amounts to \$3,720,605 (2004 - \$3,528,790)

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

12. LONG TERM DEBT (Continued)

Principal and interest amounts due are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2006	3,720,605	1,105,262	4,825,867
2007	2,111,000	732,232	2,843,232
2008	1,096,057	551,542	1,647,599
2009	787,745	489,780	1,277,525
2010	751,258	447,201	1,198,459
Thereafter	8,231,254	2,841,807	11,073,061
	<u>\$ 16,697,919</u>	<u>\$ 6,167,824</u>	<u>\$ 22,865,743</u>

Details of long-term debt by function are as follows:

<u>Function</u>	<u>Outstanding Beginning of Year</u>	<u>2005 Advances</u>	<u>2005 Repayment</u>	<u>Outstanding End of Year</u>
General Administrative	\$ 64,835	\$ -	\$ 15,588	\$ 49,247
Roads, Walks and Lighting	3,584,488	-	1,244,263	2,340,225
Airport	3,408	-	1,010	2,398
Water Supply	4,500,000	-	364,457	4,135,543
Wastewater	10,133,223	-	1,262,700	8,870,523
Public Housing	245,151	-	6,283	238,868
Subdivisions	1,066,401	-	470,172	596,229
Recreation	629,192	-	164,306	464,886
	<u>\$ 20,226,698</u>	<u>\$ -</u>	<u>\$ 3,528,779</u>	<u>\$ 16,697,919</u>

Interest expense on long-term debt, including interest accrued, amounted to \$1,357,994 (2004 - \$1,249,127).

The City's total cash payments for interest in 2005 were \$1,450,887 (2004 - \$1,151,280).

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

12. LONG TERM DEBT (Continued)

Debt Limits

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/2000 for The City of Red Deer be disclosed as follows:

	<u>2005</u>	<u>2004</u>
Total Debt Limit	\$ 249,710,756	\$ 231,769,404
Total Debt	<u>16,697,919</u>	<u>20,226,698</u>
Debt Limit Available	<u>233,012,837</u>	<u>211,542,706</u>
Service on Debt Limit	\$ 41,618,459	\$ 38,628,234
Service on Debt	<u>4,825,867</u>	<u>4,989,269</u>
Service on Debt Limit Available	<u>\$ 36,792,592</u>	<u>\$ 33,638,965</u>

The debt limit is calculated at 1.5 times revenue of the municipality (as defined by Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities that could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial sustainability of the municipality. Rather, the financial statements must be interpreted as a whole.

13. EXTRAORDINARY ITEM

In June of 2005 there was significant flooding along the Red Deer River valley within the City limits. The City incurred additional, unbudgeted costs to respond to the flood as well as additional, unbudgeted costs to repair damage to various assets and amenities. The cost of these additional, unbudgeted costs for the period June to December of 2005 total \$454,658. This is comprised primarily of overtime related to the initial response, trails cleanup and outdoor rink board replacements.

There are additional, unbudgeted costs which will be incurred over 2006 and 2007 to complete the repairs. This is comprised primarily of the McKenzie Trails park cleanup and bridge repairs.

14. OPERATING FUND

The Operating Fund Balance consists of:

	<u>2005</u>	<u>2004</u>
River Bend Golf and Recreation Society	\$ 78,560	\$ 71,689
Normandeau Cultural and Natural History Society	61,068	147,031
Red Deer Public Library	150,159	114,489
Red Deer Downtown Business Association	<u>14,462</u>	<u>(38,227)</u>
	<u>\$ 304,249</u>	<u>\$ 294,982</u>

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

15. CAPITAL FUND

The Capital Fund Balance consists of:

	<u>2005</u>	<u>2004</u>
Financing Available:		
Funds for future construction	\$ 87,596,635	85,956,928
Costs to be Recovered:		
Construction of capital assets	<u>(64,351,605)</u>	<u>(59,005,995)</u>
	<u>\$ 23,245,030</u>	<u>\$ 26,950,933</u>

Capital projects are reported as financing available for future construction if those projects have capital revenues or funds transferred from operations and reserves in excess of the capital expenditures incurred. To the extent that capital projects have capital expenditures in excess of the revenues or transfers required to fund the project, they are reported as costs to be recovered.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

16. RESERVES

	Balance Beginning of Year	Net Transfers to (from) Reserves	Balance End of Year
Operating Reserves			
Perpetual Care	\$ 798,540	\$ 59,746	\$ 858,286
Future Expenditures	2,537,786	1,684,066	4,221,852
Parking	1,752,408	95,892	1,848,300
Landfill Reserves	5,750,781	(621,691)	5,129,090
Power Utility	3,936,710	2,949,701	6,886,411
Water Utility	2,086,415	(347,997)	1,738,418
Wastewater Utility	1,978,615	234,960	2,213,575
Solid Waste Utility	832,347	225,358	1,057,705
Tax Rate Stabilization	4,972,850	1,767,333	6,740,183
Total Operating Reserves	<u>24,646,452</u>	<u>6,047,368</u>	<u>30,693,820</u>
Capital Reserves			
Equipment Replacement	7,294,361	(752,019)	6,542,342
Capital Projects	13,973,434	(8,466,829)	5,506,605
Subdivision Surplus	33,050,997	2,115,246	35,166,243
Public	1,772,855	196,721	1,969,576
Total Capital Reserves	<u>56,091,647</u>	<u>(6,906,881)</u>	<u>49,184,766</u>
Total Reserves	<u><u>\$ 80,738,099</u></u>	<u><u>\$ (859,513)</u></u>	<u><u>\$ 79,878,586</u></u>

17. EQUITY IN CAPITAL ASSETS

	<u>2005</u>	<u>2004</u>
Capital Assets (Note 8)	\$ 692,773,633	\$ 642,278,188
Long Term Debt (Note 12)	<u>(16,697,919)</u>	<u>(20,226,698)</u>
	<u><u>\$ 676,075,714</u></u>	<u><u>\$ 622,051,490</u></u>

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

18. SALARIES AND BENEFITS DISCLOSURE

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officers as required by Alberta Regulation 313/2000 is as follows:

	2005			2004		
	No. of Persons	Salary (1)	Benefits & Allowances (2)	Total	No. of Persons	Total
Mayor:	1				2	
M. Flewwelling		\$ 74,133	\$ 12,369	\$ 86,502		\$ 73,829
G. Surkan		-	-	-		12,930
		<u>74,133</u>	<u>12,369</u>	<u>86,502</u>		<u>86,759</u>
Councillors:	8				12	
J. Dawson		26,217	7,998	34,215		32,928
M. Flewwelling		-	-	-		26,290
V. Higham		-	-	-		26,948
B. Hughes		25,600	5,679	31,279		30,678
C. Jefferies		24,149	6,341	30,490		5,718
D. Moffat		-	-	-		25,548
L. Mulder		24,737	6,904	31,641		5,408
L. Pimm		26,912	8,021	34,933		33,109
D. Rowe		-	-	-		27,438
T. Veer		24,737	6,899	31,636		5,330
L. Watkinson-Zimmer		25,712	7,981	33,693		31,740
F. Wong		25,612	6,928	32,540		5,833
		<u>203,673</u>	<u>56,753</u>	<u>260,426</u>		<u>256,968</u>
City Manager	1	157,554	25,403	182,958	1	169,155
Designated Officers	4	438,802	63,459	502,261	4	485,034
		<u>\$ 874,163</u>	<u>\$ 157,984</u>	<u>\$1,032,147</u>		<u>\$ 997,916</u>

- (1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.
- (2) Employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, group life insurance, long and short term disability plans, professional memberships, tuition and car allowance.

19. LOCAL AUTHORITIES PENSION PLAN

Employees of The City of Red Deer participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Alberta Public Sector Pension Plans Act. The Plan covers approximately 133,000 employees of approximately 389 non-government employer organizations such as municipalities, hospitals, and schools (non-teachers). The LAPP is financed by employer and employee contributions and investment earnings of the LAPP Fund.

The City of Red Deer is required to make current service contributions to the Plan of 7.4% of pensionable payroll up to the year's maximum pensionable earnings under the Canada Pension Plan, and 10.14% on pensionable earnings above this amount.

Employees of The City of Red Deer are required to make current service contributions of 6.4% of pensionable salary up to the year's maximum pensionable earnings under the Canada Pension Plan, and 9.14% on pensionable salary above this amount.

Total contributions by The City of Red Deer to the Local Authorities Pension Plan in 2005 were \$3,027,969 (2004 - \$2,498,488). Total contributions by the employees of The City of Red Deer to the Local Authorities Pension Plan in 2005 were \$2,654,601 (2004 - \$2,144,762).

At December 31, 2005, the Plan disclosed an actuarial deficiency of \$ 863.558 million (2004 - \$1.289 billion).

20. APEX SUPPLEMENTARY PENSION PLAN

The APEX supplementary pension plan, an Alberta Urban Municipality Association (AUMA) sponsored defined benefit pension plan covered under the provisions of the Alberta Employment Pension Plans Act, commenced on January 1, 2003 and provides supplementary pension benefits to a prescribed class of employees (approximately 39 beneficiaries). The plan supplements the Local Authorities Pension Plan.

Contributions are made by the prescribed class of employees and the City. Employees and the City are required to make current service contributions to APEX of 2.5% and 3% respectively of pensionable earnings up to \$100,0000 (2004 - \$91,667).

Total current service contributions by the City to APEX were \$156,956 (2004 - \$103,666). Total current service contributions by the employees of the City were \$130,798 (2004 - \$86,388).

The cost of post retirement benefits earned by employees is actuarially determined using the projected benefit method prorated on service and management's best estimate of salary and benefit escalation and retirement ages of employees. The costs of post retirement benefits are fully funded.

21. APEX PLUS SUPPLEMENTARY EMPLOYEE RETIREMENT PLAN

APEX PLUS supplementary employee retirement plan (SERP), a plan administered by the Alberta Municipal Services Corporation (AMSC), commenced on January 1, 2003 and provides supplementary retirement benefits to a prescribed class of employees (4 beneficiaries). The supplementary benefit takes the form of a lump sum cash payment upon retirement. APEX PLUS supplements APEX and LAPP and is a voluntary, non-contributory defined benefit employee retirement plan. Total current and past service costs to the City were \$17,000 (2004 - \$10,500).

22. FINANCIAL INSTRUMENTS

The City's financial instruments consist of cash and temporary investments, accounts receivables, long term investments, loans receivable, accounts payable and accrued liabilities, employee benefit obligations and long-term debt. It is management's opinion that the City is not exposed to significant price, credit, liquidity or cash flow risks arising from these financial instruments, unless otherwise noted. Unless otherwise noted, the fair value of these financial instruments approximates their carrying value.

Credit Risk

The City is subject to credit risk with respect to general accounts receivable, electrical distribution, other utilities receivable, and other receivables. Credit risk arises from the possibility that individuals and other entities that the City provides services to, may experience financial difficulty and be unable to fulfill their obligations.

Credit risk is minimized as receivables are due from a large and diverse number of individuals and other entities. To mitigate the credit risk on general and other receivables, the City performs credit valuations and consistently reviews its outstanding receivables. To the extent that collection of receivables is doubtful, the financial statements take into account an allowance for doubtful accounts.

The City relies on third party power retailers to collect and remit the distribution tariff charged to City residents and businesses to access the electric distribution system of the City. To reduce the risk of default of funds collected for the City, management requires all retailers to post prudential requirements. These prudential requirements can be letters of credit, a guarantee from a suitable guarantor or a cash deposit. The amount of credit is to be equal to the value of the services provided or 75 days of the estimated value of services which ever is less. These credit requirements are monitored to ensure adequate coverage of the risk exposure.

Included in the City of Red Deer's utility bylaw are provisions to mitigate the credit risk relating to other utilities receivable. If property owners have not fulfilled their obligations for outstanding utility charges, the City may add the outstanding charges to the property tax roll. The Municipal Government Act provides municipalities with a process to recover outstanding property taxes through the seizure and subsequent sale of properties with unpaid property taxes in arrears for more than a year. For other utility customers the City collects a deposit to mitigate the credit risk. Utility receivables are reviewed regularly and to the extent that collection of receivables is doubtful, the financial statements take into account an allowance for doubtful accounts.

23. COMMITMENTS

The City has the following commitments:

Solid Waste Collection and Recyclables Collection Contract – this contract is based on a percentage of the utility billing until October 31, 2008. The estimated annual contract cost is \$4,468,000.

RCMP Contract – The City pays 90% of the operating costs for the RCMP through to March 31, 2012. The estimated annual contract cost is \$10,844,000.

Red Deer Regional Airport Authority – this agreement provides for operating and capital funding to the Airport Authority to assist with the operation of the airport until 2009. The remaining cost is \$740,000 with a minimum annual payment of \$185,000.

Recreation Levies –\$3,927,000 has been collected which will be spent for recreation related capital projects. There is no fixed timeline for making these expenditures.

Offsite Levies – \$1,456,000 has been collected and will be spent for water and sanitary sewer related capital projects. There is no fixed timeline for making these expenditures.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

23. COMMITMENTS (Continued)

Development Projects – various roadway and subdivision projects with an estimated total cost of \$7,144,000.

Water Treatment Plant Upgrade – contracts have been entered into by the City totalling \$1,136,000.

Wastewater Treatment Plant Upgrade – contracts have been entered into by the City totalling \$865,000.

Fire Station #5 Construction – contracts have been entered into by the City totalling \$1,105,000.

Recreation Centre Renovation – contracts have been entered into by the City totalling \$7,144,000.

Regional Water Service – an agreement has been entered into to supply water to the County of Red Deer. Under the terms of the agreement, the City will supply 150,000 cubic meters of water per year. Both parties will reassess this volume each year. There is no fixed end date for this agreement.

Regional Water Service – an agreement has been entered into to supply water to the North Red Deer Regional Water Services Commission. Under the terms of the agreement the City will supply 1,116,000 cubic meters of water per year. Both parties will reassess this volume each year. There is no fixed end date for this agreement.

Waste Management Facility – the operation of this facility has been contracted through to December 31, 2007 at an estimated annual cost of \$1,320,000.

24. CONTINGENCIES

Insurance Agreement

The City was a member of a reciprocal insurance agreement known as the Alberta Local Authorities Reciprocal Insurance Exchange (ALARIE), licensed by the Superintendent of Insurance of Alberta on October 1, 1990 and dissolved on December 31, 2002.

A portion of prior year payments, in excess of the cost of purchasing liability insurance, has been accumulated in a self insurance fund administered by ALARIE. Any balance of the self-insurance fund will be utilized for the settlement of the joint venture claims liability outstanding. If there is a residual balance in the fund, it will be refunded to City once the claims are settled.

Environmental Issues

The City of Red Deer owns properties that have undergone an initial Environmental Site Assessment. The Site Assessment identified environmental contamination. However, additional testing is needed to determine what needs to be done. The extent of the clean-up will be dependent on the future use of the properties. Based on initial reports a liability and corresponding expense in the amount of \$350,000 has been recorded in the statements. Additional costs may be identified as further testing is done, but these costs cannot be determined at this time.

The City of Red Deer has also identified another parcel of land that is contaminated. The cost to clean this site is estimated at \$250,000 to \$450,000. No liability has been recorded in the statements at this time.

The City of Red Deer
NOTES TO FINANCIAL STATEMENTS
December 31, 2005

24. CONTINGENCIES (Continued)

Linear Assessment

The City uses assessment figures provided by Alberta Municipal Affairs for linear property such as telecommunications systems, pipelines and electrical power systems. Telus Corporation has successfully appealed the assessment amount for 1997. Telus Corporation has, however, unsuccessfully appealed the 1998 – 2003 tax years. Appeals for the 2004 tax year have been filed but not heard.

Based on the success of the appeal for the 1997 tax year and assessment information provided by Alberta Municipal Affairs a liability was previously recorded in the 2003 financial statements for the tax years 1998 to 2003. It is anticipated that the unsuccessful appeal for the 1998 to 2003 tax year will be appealed further. Due to the outcome of the appeal being uncertain and based on updated information provided by Alberta Municipal Affairs this liability has been reduced to \$340,000. An additional liability of \$180,000 has also been recorded in these financial statements for the 2004 and 2005 tax years.

2005 Flood

The City has submitted claims to its insurance provider for reimbursement for damages caused by the flood. If insurance coverage is unavailable or denied then claims will be submitted under the Alberta Disaster Assistance program. The adjustors are currently reviewing the claims so at this point in time the amount recoverable is not determinable and no receivables have been recorded in these statements.

25. ALBERTA CENTENNIAL LEGACIES GRANT

The City of Red Deer has been awarded a grant in the amount of \$1,500,000 from the Alberta Government's Centennial Legacies Grant Program under a contribution agreement dated November 9, 2004 and extended September 12, 2005. The grant funds and corresponding monthly interest have been allocated by the Alberta Government to their Consolidated Cash Investment Trust Fund (CCITF) exclusively for the purpose of the Alexander Way development project and the construction of Plaza Park.

As of December 31, 2005, none of these funds were released to the City of Red Deer in accordance with the agreement. The \$1,500,000 plus interest revenue of \$45,623 is being held in the CCITF by the Alberta Government. The amount of \$488,425 has been recognized as revenue and recorded within accounts receivable based on eligible expenditures. The remaining funds will be released to the City of Red Deer upon certification that the project milestones, key dates and activities have been completed.

	Alexander Way	Plaza Park	Total
Alberta Centennial Legacies Grant	\$ 1,225,700	\$ 274,300	\$ 1,500,000
Interest Earned	<u>\$ 37,279</u>	<u>\$ 8,344</u>	<u>\$ 45,623</u>
Total Grant Funds Available for Projects	\$ 1,262,979	\$ 282,644	\$ 1,545,623
Less: Eligible Expenditures Incurred	\$ (214,125)	\$ (274,300)	\$ (488,425)
Grant Funds Available to be Expended on Projects	<u><u>\$ 1,048,854</u></u>	<u><u>\$ 8,344</u></u>	<u><u>\$ 1,057,198</u></u>

26. BUDGET

The 2005 budget information is presented for informative purposes only and has not been audited. The 2005 budget was approved by City Council on February 1, 2005.

27. APPROVAL OF FINANCIAL STATEMENTS

Council and Management have approved these financial statements.

SUPPLEMENTARY FINANCIAL STATEMENTS

Operating Detail - General Funds

GENERAL**STATEMENT OF REVENUE & EXPENDITURE (unaudited)
FOR THE YEAR ENDED DECEMBER 31, 2005**

	<u>Legislative & Administrative</u>	<u>Police & Protective</u>	<u>Emergency Services</u>	<u>Public Transit</u>
REVENUES				
Sales of Goods & Services	\$ 101,920	\$ 86,537	\$ 2,805,318	\$ 2,897,433
Other Revenue from Own Sources	725,182	5,738,088	857,159	220
Provincial Government Transfers	164	1,433,300	40,000	596,943
Other Government Transfers	927	-	-	-
Transfers from Operating (Schedule L)	12,628,572	158,335	36,828	3,864
	<u>13,456,765</u>	<u>7,416,260</u>	<u>3,739,305</u>	<u>3,498,460</u>
EXPENDITURES				
Salaries, Wages & Benefits	8,688,384	3,994,740	11,760,568	4,177,695
Contracted Services	3,621,325	1,327,575	912,091	378,019
Purchases from Other Governments	-	9,984,152	-	-
Purchases of Materials & Supplies	1,208,373	220,328	653,849	114,974
Contribution to Municipal Agencies	-	-	-	-
Grants to Organizations	210,685	20,000	-	-
Financial Charges	70,591	-	-	-
Other	174,836	34	254,764	-
Transfer to Operating (Schedule L)	304,647	93,941	887,971	2,902,550
Net Transfer to Capital	1,849,492	2,845	50,019	-
	<u>16,128,333</u>	<u>15,643,615</u>	<u>14,519,262</u>	<u>7,573,238</u>
	(2,671,568)	(8,227,355)	(10,779,957)	(4,074,778)
Less: Extraordinary Item				
Less: Debt Repayment	<u>15,588</u>	<u>-</u>	<u>-</u>	<u>-</u>
OPERATING SURPLUS (DEFICIT) BEFORE TAXES & OTHER REVENUE	<u>\$ (2,687,156)</u>	<u>\$ (8,227,355)</u>	<u>\$ (10,779,957)</u>	<u>\$ (4,074,778)</u>
TAXES AND OTHER MUNICIPAL REVENUE				
Net Taxes for General Purposes (Schedule B)				
General Municipal Revenue (Schedule B)				
OPERATING DEFICIT				
Net Transfer from Reserves				
SURPLUS (DEFICIT) AFTER TRANSFERS				

Note: Interfund transactions have not been eliminated.

SCHEDULE A

<u>Transportation</u>	<u>Social Planning</u>	<u>Community Services</u>	<u>Recreation, Parks & Culture</u>	<u>2005 Total</u>	<u>2004 Total</u>
\$ 151,139	\$ -	\$ 250,098	\$ 4,705,021	\$ 10,997,466	\$ 8,474,281
1,101,411	4,266	182,028	3,657,363	12,265,717	14,889,430
995,761	1,960,750	253,083	1,157,402	6,437,403	3,929,191
-	82,839	447,718	350,873	882,357	1,010,710
1,670,194	71,361	-	276,073	14,845,227	14,593,417
<u>3,918,505</u>	<u>2,119,216</u>	<u>1,132,927</u>	<u>10,146,732</u>	<u>45,428,170</u>	<u>42,897,029</u>
6,174,032	498,272	590,633	13,075,620	48,959,944	43,772,834
2,403,729	67,198	1,007,469	3,541,701	13,259,107	12,850,665
83,250	-	-	12,326	10,079,728	9,006,302
1,993,022	13,709	48,108	4,093,016	8,345,379	8,123,357
-	-	-	-	-	1,100
962,588	2,180,727	508,679	402,420	4,285,099	4,418,469
343,684	-	22,986	312,789	750,050	753,681
1,701	-	(10,850)	(229,676)	190,809	536,215
1,860,053	18,252	142,262	1,319,554	7,529,230	6,545,929
456,538	-	102,209	455,559	2,916,662	7,286,912
<u>14,278,597</u>	<u>2,778,158</u>	<u>2,411,496</u>	<u>22,983,309</u>	<u>96,316,008</u>	<u>93,295,464</u>
(10,360,092)	(658,942)	(1,278,569)	(12,836,577)	(50,887,838)	(50,398,435)
				454,658	
<u>1,245,272</u>	<u>-</u>	<u>6,283</u>	<u>166,664</u>	<u>1,433,807</u>	<u>1,288,760</u>
<u>\$ (11,605,364)</u>	<u>\$ (658,942)</u>	<u>\$ (1,284,852)</u>	<u>\$ (13,003,241)</u>	<u>(52,776,303)</u>	<u>(51,687,195)</u>
				50,056,547	43,720,163
				<u>4,066,496</u>	<u>5,884,137</u>
				1,346,740	(2,082,895)
				<u>(1,337,473)</u>	<u>1,831,651</u>
				<u>\$ 9,267</u>	<u>\$ (251,244)</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER
GENERAL TAX & OTHER REVENUES – DETAILS (unaudited)
 FOR THE YEAR ENDED DECEMBER 31, 2005

SCHEDULE B

	2005 <u>Actual</u>	2004 <u>Actual</u>
Net Property Taxes	\$ 49,181,016	\$ 42,899,170
Local Improvement Levies	<u>208,933</u>	<u>351,769</u>
	49,389,949	43,250,939
Transfer of Local Improvement Levies to Utilities	(72,089)	(207,401)
Transfer from City Departments in Lieu of Taxes	<u>738,687</u>	<u>676,625</u>
Net Taxes for General Municipal Purposes	<u>\$ 50,056,547</u>	<u>\$ 43,720,163</u>

GENERAL MUNICIPAL REVENUES

	2005 <u>Actual</u>	2004 <u>Actual</u>
Penalties and Costs on Taxes	\$ 305,358	\$ 269,415
Franchises	1,276,209	1,410,390
Return on Investments	2,751,771	773,177
Other Revenue from Own Sources	(266,842)	1,108,112
Provincial Unconditional Grants	<u>-</u>	<u>2,323,043</u>
General Municipal Revenues	<u>\$ 4,066,496</u>	<u>\$ 5,884,137</u>

Note: Interfund transactions have not been eliminated.

Operating Detail - Utility Funds

THE CITY OF RED DEER

SCHEDULE C

PARKINGSTATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Fees	\$ 352,198	\$ 350,913
Fines	582,745	515,551
Other	100,354	3,720
Transfers from Operating (Schedule L)	181,001	187,654
	<u>1,216,298</u>	<u>1,057,838</u>
EXPENSES		
Administration	511,622	514,485
Meter & Lot Maintenance	100,358	109,658
Transfers to Operating (Schedule L)	508,426	508,442
	<u>1,120,406</u>	<u>1,132,585</u>
OPERATING SURPLUS (DEFICIT)	95,892	(74,747)
NET TRANSFER FROM (TO) RESERVE	<u>(95,892)</u>	<u>74,747</u>
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE D

EQUIPMENTSTATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Other Rentals & Recoveries	\$ 1,220,828	\$ 1,247,384
Provincial Grants	1,182,462	203,223
Other	533,351	144,965
Transfers from Operating (Schedule L)	<u>8,633,371</u>	<u>7,243,670</u>
	<u>11,570,012</u>	<u>8,839,242</u>
EXPENSES		
Salaries, Wages & Benefits	1,304,910	1,207,348
Parts & Supplies	1,557,297	1,405,591
Fuel & Oil	1,489,255	1,024,914
Radio Rental	206,269	148,576
Insurance	131,867	143,402
Other Operating Costs	527,719	377,764
Transfers to Operating (Schedule L)	1,888,043	1,916,475
Transfer to Capital - Depreciation	<u>4,306,634</u>	<u>2,565,692</u>
	<u>11,411,994</u>	<u>8,789,762</u>
OPERATING SURPLUS (DEFICIT)	158,018	49,480
NET TRANSFER FROM (TO) RESERVE	<u>(158,018)</u>	<u>(49,480)</u>
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE E

WATERSTATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Residential	\$ 5,547,498	\$ 5,202,146
Commercial	4,667,194	4,325,260
Service Connection Fees	14,570	58,545
Penalties & Charges	31,471	58,230
Local Improvement Levies	34,301	169,609
Other	259,044	217,171
Transfers from Operating (Schedule L)	846,759	858,373
	<u>11,400,837</u>	<u>10,889,334</u>
EXPENSES		
Administration	339,690	250,082
Purification & Treatment	3,056,708	3,047,331
Distribution	1,156,152	943,451
Pumping	311	1,133
Debt Charges	195,833	60,036
Transfers to Operating (Schedule L)	2,707,801	2,474,301
Net Transfer to Capital	3,927,880	4,020,929
	<u>11,384,375</u>	<u>10,797,263</u>
	16,462	92,071
Less: Debt Repayment	<u>364,457</u>	<u>-</u>
OPERATING SURPLUS (DEFICIT)	(347,995)	92,071
NET TRANSFER FROM (TO) RESERVES	347,995	(92,071)
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE F

WASTEWATERSTATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Residential	\$ 5,231,622	\$ 4,667,729
Commercial	3,947,145	3,454,550
Penalties & Charges	28,027	-
Provincial Grants	27,039	37,852
Local Improvement Levies	37,788	37,792
Other	433,228	518,653
Transfers from Operating (Schedule L)	74,675	60,076
	<u>9,779,524</u>	<u>8,776,652</u>
EXPENSES		
Administration	406,057	413,223
Collection	2,151,359	2,330,721
Treatment and Disposal	331,592	337,764
Debt Charges	617,954	459,512
Transfers to Operating (Schedule L)	2,188,728	1,977,225
Net Transfer to Capital	2,588,044	2,699,000
	<u>8,283,734</u>	<u>8,217,445</u>
	1,495,790	559,207
Less: Debt Repayment	<u>1,262,700</u>	<u>937,094</u>
OPERATING SURPLUS (DEFICIT)	233,090	(377,887)
NET TRANSFER FROM (TO) RESERVES	<u>(233,090)</u>	<u>377,887</u>
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE G

SOLID WASTE COLLECTIONSTATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Residential	\$ 1,994,100	\$ 1,865,847
Commercial	2,231,281	2,063,387
Penalties & Charges	12,983	-
Other	53,161	53,484
Transfers from Operating (Schedule L)	131,295	126,684
	<u>4,422,820</u>	<u>4,109,402</u>
EXPENSES		
Administration / Collection	3,628,211	3,505,952
Transfers to Operating (Schedule L)	674,254	623,962
Transfer to Capital	14,950	-
	<u>4,317,415</u>	<u>4,129,914</u>
OPERATING SURPLUS (DEFICIT)	105,405	(20,512)
NET TRANSFER FROM (TO) RESERVES	(105,405)	20,512
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER
SOLID WASTE DISPOSAL

SCHEDULE H

STATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
 FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Fees	\$ 4,235,321	\$ 3,872,411
Transfer from Operating (Schedule L)	<u>10,784</u>	<u>134,956</u>
	<u>4,246,105</u>	<u>4,007,367</u>
EXPENSES		
Disposal Costs	1,630,737	1,489,340
Landfill Closure Provision	117,148	260,057
Debt Charges	1,298	1,232
Transfers to Operating (Schedule L)	575,663	543,429
Transfer to Capital	<u>2,542,950</u>	<u>-</u>
	<u>4,867,796</u>	<u>2,294,058</u>
OPERATING SURPLUS (DEFICIT)	(621,691)	1,713,309
NET TRANSFER FROM (TO) RESERVES	<u>621,691</u>	<u>(1,713,309)</u>
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE I

RECYCLINGSTATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Residential	\$ 999,438	\$ 869,298
Multi-Family Residential	318,486	282,401
Penalties & Charges	3,999	-
Other	238,780	201,910
Transfers from Operating (Schedule L)	55,000	55,000
	<u>1,615,703</u>	<u>1,408,609</u>
EXPENSES		
Recycling Costs	1,142,413	1,111,082
Transfers to Operating (Schedule L)	350,863	323,333
Transfer to Capital	2,475	-
	<u>1,495,751</u>	<u>1,434,415</u>
OPERATING SURPLUS (DEFICIT)	119,952	(25,806)
NET TRANSFER FROM (TO) RESERVES	<u>(119,952)</u>	<u>25,806</u>
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE J

SUBDIVISIONSSTATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Lot Sales	\$ 13,067,265	\$ 17,455,448
Debenture Interest Subsidy	10,051	13,987
Other	1,572,079	70,418
	<u>14,649,395</u>	<u>17,539,853</u>
EXPENSES		
Administration	369,841	194,922
Debt Charges	119,710	170,970
Transfers to Operating (Schedule L)	1,246,786	878,192
Transfer to Capital	12,442,885	15,875,972
	<u>14,179,222</u>	<u>17,120,056</u>
	470,173	419,797
Less: Debt Repayment	<u>470,173</u>	<u>419,797</u>
OPERATING SURPLUS (DEFICIT)	-	-
NET TRANSFER FROM (TO) RESERVES	-	-
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER
ELECTRIC LIGHT & POWER

SCHEDULE K

STATEMENT OF REVENUE, EXPENSES & TRANSFERS (unaudited)
 FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>2005</u>	<u>2004</u>
REVENUES		
Residential	\$ 7,707,397	\$ 7,704,435
Commercial	11,143,161	11,508,284
Penalties & Charges	223,375	277,456
Transmission Cost Recovery	1,817,900	1,826,300
Customer Valuation Rights	1,190,000	1,190,000
Other	412,126	192,770
Transfer from Capital	327,030	-
Transfers from Operating (Schedule L)	-	(55,580)
	<u>22,820,989</u>	<u>22,643,665</u>
EXPENSES		
Transmission Charge	4,770,440	4,145,306
Administration	2,114,824	2,029,848
Customer Billing & Collection	1,262,754	736,925
Distribution & Maintenance	1,292,688	1,061,176
Transfer in Lieu of Taxes	643,112	597,219
Transfers to Operating (Schedule L)	7,108,318	7,412,962
Transfer to Capital	661,628	1,115,105
	<u>17,853,764</u>	<u>17,098,541</u>
OPERATING SURPLUS (DEFICIT)	4,967,225	5,545,124
NET TRANSFER FROM (TO) RESERVES	(4,967,225)	(5,545,124)
	<u>\$ -</u>	<u>\$ -</u>

Note: Interfund transactions have not been eliminated.

CITY OF RED DEER
INTERNAL CHARGES & TRANSFERS (unaudited)
 FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>GENERAL</u>	<u>PARKING</u>	<u>EQUIPMENT FUND</u>	<u>WATER</u>	<u>WASTE WATER</u>
TRANSFERS FROM OPERATING					
TRANSFERS					
Utilities Administration	\$ 2,092,934	\$ -	\$ -	\$ -	\$ -
Tax Relief - Land Bank	660,000	-	-	-	-
Utilities Billing Cost	1,237,610	-	-	-	-
Other	10,070,574	181,001	38,411	628,430	-
	<u>14,061,118</u>	<u>181,001</u>	<u>38,411</u>	<u>628,430</u>	<u>-</u>
INTERNAL COST RECOVERIES					
Equipment Rental	-	-	7,163,897	-	-
Utilities on City Facilities	-	-	-	157,337	58,408
Labour Recharge	99,396	-	1,213,500	-	-
Other	684,713	-	217,563	60,992	16,267
	<u>784,109</u>	<u>-</u>	<u>8,594,960</u>	<u>218,329</u>	<u>74,675</u>
TOTAL	<u><u>\$ 14,845,227</u></u>	<u><u>\$ 181,001</u></u>	<u><u>\$ 8,633,371</u></u>	<u><u>\$ 846,759</u></u>	<u><u>\$ 74,675</u></u>
TRANSFER TO OPERATING					
TRANSFERS					
Utilities Administration	\$ -	\$ -	\$ -	\$ 1,037,203	\$ 923,939
Tax Relief - Land Bank	-	-	-	-	-
Utilities Billing Cost	-	-	-	463,195	461,428
Other	549,666	490,307	80,517	741,307	571,406
	<u>549,666</u>	<u>490,307</u>	<u>80,517</u>	<u>2,241,705</u>	<u>1,956,773</u>
INTERNAL CHARGES					
Equipment Rental	6,005,675	13,950	467,744	313,803	183,318
Utilities on City Facilities	240,902	-	2,337	1,294	21,359
Labour Recharge	38,893	494	1,266,051	81	-
Other	694,094	3,675	71,394	150,918	27,278
	<u>6,979,564</u>	<u>18,119</u>	<u>1,807,526</u>	<u>466,096</u>	<u>231,955</u>
TOTAL	<u><u>\$ 7,529,230</u></u>	<u><u>\$ 508,426</u></u>	<u><u>\$ 1,888,043</u></u>	<u><u>\$ 2,707,801</u></u>	<u><u>\$ 2,188,728</u></u>

SCHEDULE L

<u>SOLID WASTE COLLECTION</u>	<u>SOLID WASTE DISPOSAL</u>	<u>RECYCLING</u>	<u>SUBDIVISIONS</u>	<u>ELECTRIC LIGHT & POWER</u>	<u>TOTAL</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,092,934
-	-	-	-	-	660,000
-	-	-	-	-	1,237,610
77,685	-	55,000	-	-	11,051,101
<u>77,685</u>	<u>-</u>	<u>55,000</u>	<u>-</u>	<u>-</u>	<u>15,041,645</u>
-	-	-	-	-	7,163,897
53,610	-	-	-	-	269,355
-	-	-	-	-	1,312,896
-	10,784	-	-	-	990,319
<u>53,610</u>	<u>10,784</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,736,467</u>
<u>\$ 131,295</u>	<u>\$ 10,784</u>	<u>\$ 55,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 24,778,112</u>
\$ -	\$ -	\$ 131,792	\$ -	\$ -	\$ 2,092,934
-	-	-	660,000	-	660,000
155,454	7,380	150,153	-	-	1,237,610
509,769	477,641	68,918	586,745	6,974,825	11,051,101
<u>665,223</u>	<u>485,021</u>	<u>350,863</u>	<u>1,246,745</u>	<u>6,974,825</u>	<u>15,041,645</u>
8,932	38,239	-	-	132,236	7,163,897
-	-	-	-	3,463	269,355
-	7,336	-	41	-	1,312,896
99	45,067	-	-	(2,206)	990,319
<u>9,031</u>	<u>90,642</u>	<u>-</u>	<u>41</u>	<u>133,493</u>	<u>9,736,467</u>
<u>\$ 674,254</u>	<u>\$ 575,663</u>	<u>\$ 350,863</u>	<u>\$ 1,246,786</u>	<u>\$ 7,108,318</u>	<u>\$ 24,778,112</u>

STATISTICAL INFORMATION

TAX AND OTHER STATISTICS
2001 - 2005

	<u>2005</u>	<u>2004</u>
Population	79,082	75,923
Assessed Valuation	\$ 6,046,101,860	\$ 5,325,937,590
Per Capita Assessed Valuation	\$ 76,454	\$ 70,149
Mill Rates (Commercial)		
Municipal	12.5909	12.2908
Education Foundation	6.2387	6.8766
Other	0.3427	0.3567
	<u>19.1723</u>	<u>19.5241</u>
Taxes Paid by the Largest Single Taxpayer	\$ 1,138,731	\$ 1,151,116
Percent of Taxes	1.48%	1.66%
Property Taxes		
Current Levy	\$ 76,697,245	\$ 69,522,847
Current Collected	\$ 75,481,468	\$ 68,469,563
Percent of Current Levy	98.4%	98.5%
Gross Tax Collections	\$ 76,405,031	\$ 69,295,892
Taxes Outstanding	\$ 1,215,777	\$ 1,053,284
Reserves Balance	\$ 79,878,586	\$ 80,738,099
Long Term Debt		
Tax Supported Long Term Debt	\$ 3,095,624	\$ 4,527,074
Self Supported Long Term Debt	13,602,295	15,699,624
Total Gross Long Term Debt	<u>\$ 16,697,919</u>	<u>\$ 20,226,698</u>
Legal Debt Limit	249,710,756	231,769,404
Tax Supported Debt as a % of Assessment	0.1%	0.1%
Gross Tax Supported Debt per Capita	\$ 39	\$ 60
Total Gross Debt per Capita	\$ 211	\$ 266
Debt Service Costs (Gross)		
Tax Supported Long Term Debt	\$ 1,713,372	\$ 1,716,051
Self Supported Long Term Debt	2,966,448	1,983,032
	<u>\$ 4,679,820</u>	<u>\$ 3,699,083</u>
Operating Debt Costs % of Operating Expenses	4.03%	3.52%

<u>2003</u>	<u>2002</u>	<u>2001</u>
72,691	70,593	68,308
\$ 4,874,287,230	\$ 4,260,102,996	\$ 3,944,145,200
\$ 67,055	\$ 60,347	\$ 57,741
11.2580	10.739	10.789
6.8590	7.010	7.343
0.3675	0.373	0.379
<u>18.4845</u>	<u>18.122</u>	<u>18.511</u>
\$ 993,695	\$ 941,197	\$ 882,567
1.62%	1.70%	1.77%
\$ 61,388,540	\$ 55,442,174	\$ 49,895,155
\$ 60,334,925	\$ 54,369,044	\$ 49,245,016
98.3%	98.1%	98.7%
\$ 61,217,338	\$ 55,180,185	\$ 48,981,987
\$ 1,053,615	\$ 1,175,157	\$ 913,168
\$ 80,424,952	\$ 75,076,718	\$ 40,387,516
\$ 5,689,257	\$ 6,914,629	\$ 8,074,378
5,056,515	6,670,690	9,056,209
<u>\$ 10,745,772</u>	<u>\$ 13,585,319</u>	<u>\$ 17,130,587</u>
209,889,438	205,585,368	195,693,541
0.1%	0.2%	0.2%
\$ 78	\$ 98	\$ 118
\$ 148	\$ 192	\$ 251
\$ 1,818,863	\$ 1,871,926	\$ 3,947,373
2,222,624	3,200,786	4,132,270
<u>\$ 4,041,487</u>	<u>\$ 5,072,712</u>	<u>\$ 8,079,643</u>
4.20%	5.68%	9.62%



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Rodney Burkard, Director of Corporate Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: 2005 Annual Report - Audited

Reference Report:

Director of Corporate Services, dated June 19, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Director of Corporate Services, dated June 19, 2006, re: 2005 Annual Report - Audited, hereby agrees to receive and approve for publication the 2005 Audited Annual Report as presented to Council on June 19, 2006."

"Resolved that Council of the City of Red Deer having considered the report from the Director of Corporate Services, dated June 19, 2006, re: 2005 Annual Report - Audited, hereby authorizes the Mayor and Councillor Jefferies to sign the financial statements on behalf of Council."

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

/chk

c Financial Services Manager

**Corporate Services**

DATE: June 12, 2006

TO: Kelly Kloss
Legislative & Administrative Services Manager

FROM: Lorraine Poth
Financial Services Manager

RE: Appointment of Auditors for 2006

Legislation & Background:

Section 280 (1) of the Municipal Government Act requires that "each council must appoint one or more auditors for the municipality."

City Council has appointed the firm Collins Barrow Red Deer LLP as auditors for a number of fiscal years, based on Administration's recommendation. With the formation of the Audit Committee, the process now involves Administration making a recommendation to the Committee. That has been done, and the Audit Committee supports the recommendation shown below.

On June 12, 2006 the Audit Committee passed a motion to recommend to Council that the firm of Collins Barrow Red Deer LLP be appointed as auditors for fiscal year 2006.

Recommendation:

That Council appoint the firm of Collins Barrow Red Deer LLP as auditors for fiscal year 2006.

Lorraine Poth



DATE: June 12, 2006
TO: Legislative & Administrative Services Manager
FROM: Audit Committee
RE: **Appointment of Auditors for 2006**

On June 12, 2006 the Audit Committee gave consideration to a report from the Financial Services Manager dated June 5, 2006 re: Appointment of Auditors for 2006. Following discussion the motion as shown below was introduced and passed.

"Resolved that the Audit Committee recommend to the Council of the City of Red Deer that the firm of Collins Barrow Red Deer LLP be appointed as auditors for the financial year of 2006."

This is provided for Council's information and consideration.

Mayor Morris Flewwelling, Chair
Audit Committee

Comments:

We agree with the recommendations of the Financial Services Manager.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Lorraine Poth, Financial Services Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Appointment of Auditors for 2006

Reference Report:

Financial Services Manager, dated June 12, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Financial Services Manager, dated June 12, 2006, appoints the firm of Collins Barrow, as auditors for the fiscal year 2006."

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager

/chk

c Director of Corporate Services



Financial Services

Date: June 13, 2006

To: Legislative and Administration Service Manager

From: Financial Services Manager

Subject: Audited Year-End Budget Variance - As At December 31, 2005

Background

Section 208 (1) (k) of the Municipal Government Act requires that "actual revenues and expenditures of the municipality compared with ... the operating or capital budget approved by Council are reported to Council as often as Council directs". Budgets and actual amounts are, of course, reported in the City's published financial statements. Historically, though, Council has been provided with a more detailed analysis of significant budget variances, as follows:

Tax Supported Operations

The tax supported surplus for 2005 is \$5.7 million. Details of significant variances at the department levels, are as follows:

Police (increased fines, increased guard costs, savings in building repairs)	938,000
Inspections & Licensing (increased permit and license revenue. Lower utility and repair costs)	921,000
General (Supplementary assessments on land sale, profits on investments, flood costs)	894,000
Recreation, Parks & Culture (Recreation Centre temporary closure, increased program revenue, contract and purchasing savings)	728,000
Emergency Services (delay in recruitment and salary savings, increased revenues, delayed purchases)	487,000
Financial Services (delayed recruitment and decreased insurance premiums)	373,000
Public Works (delayed recruitment, salary savings, snow and ice removal savings)	342,000
Engineering (staff vacancies, delay in purchasing, allowance for Construction Certificate Completion (CCC) and Final Acceptance Certificate (FAC))	260,000
All other	786,130
Total Year End Tax Supported Surplus	\$5,729,130

.../2

Utility Operations

Surpluses and transfers like depreciation are budgeted and transferred into each utility's reserve as a source of capital funding. The following surpluses are in addition to the budgeted transfers:

Electric Utility Surplus – The surplus in excess of the budgeted surplus is primarily due to: <ul style="list-style-type: none"> - \$433,000 in greater than expected revenue - \$250,000 under expenditure due to avoidance of AEUB full hearing for Transmission Cost Application - \$200,000 under expenditure due to lower than forecasted Pool Price - \$85,000 over expenditures made up of numerous small variances. 	799,000
Water Utility Surplus – The surplus in excess of the budgeted transfer from reserves is primarily due to: <ul style="list-style-type: none"> - contracted services costs lower than budgeted. - material and supply costs lower than budgeted. 	1,151,000
Wastewater Utility Surplus – The surplus in excess of the budgeted surplus is primarily due to: <ul style="list-style-type: none"> - increased revenues, - salary and contacted service costs lower than budgeted. 	1,376,000
Garbage Collection Utility Surplus - The surplus in excess of the budgeted surplus is primarily due to: <ul style="list-style-type: none"> - increased revenues offset partially by an increase in contracted services. 	68,000
Recycling Utility Surplus - The surplus in excess of the budgeted surplus is primarily due to: <ul style="list-style-type: none"> - numerous small budget variances. 	115,000
Landfill Utility Surplus - The surplus in excess of the budgeted surplus is primarily due to: <ul style="list-style-type: none"> - increased revenues - consulting services lower than budgeted. 	969,000
Total Utility Surpluses	\$4,478,000

Business Enterprises

Results of the City's business enterprises for 2005 are as follows:

Parking Fund – The parking fund recorded a deficit of \$700, primarily because revenue from fines under the City Bylaw was less than budgeted.
Subdivision Fund – The subdivision fund recorded a surplus of \$4.7 million as a result of an increase in the market value of land.
Fleet Operations – The fleet operation recorded a deficit of \$500,000 due to increased operating costs. (fuel, repair parts, tires)

Utility and Business Enterprises surpluses/deficits are transferred to or funded by each utility's individual stabilization reserve.

Recommendation/Action Requested

Submitted for information.



Lorraine Poth, CMA
Financial Services Manager

Comments:

We agree that the Audited Year-End Budget Variance Report, as at December 31, 2005, be submitted for Council's information.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Lorraine Poth, Financial Services Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Audited Year-End Budget Variance – As at December 31, 2005

Reference Report:

Financial Services Manager, dated June 13, 2006

Report Back to Council: No

Comments/Further Action:

This report was presented for Council's information.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager

/chk

c Director of Corporate Services



Corporate Services

DATE: MAY 31, 2006

TO: LEGISLATIVE & ADMINISTRATIVE MANAGER

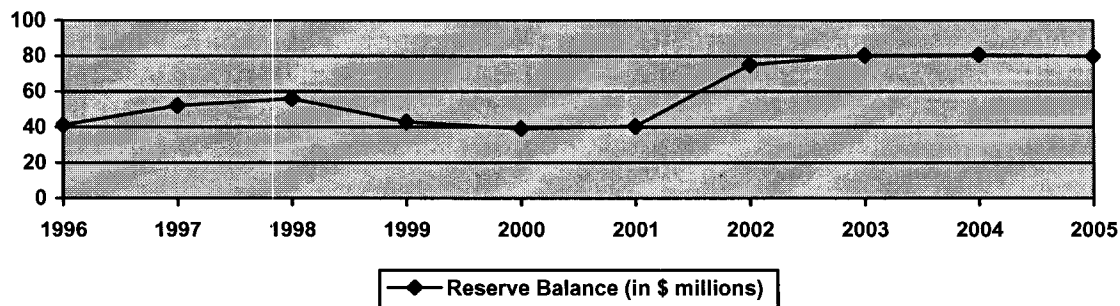
FROM: CITY TREASURER

SUBJECT: 2005 RESERVE REPORT TO COUNCIL

This report provides City Council with details of reserves for the year ended 2005.

Reserves are an important financing and risk management tool and, just as individuals set aside funds for unexpected expenses or large ticket items, the City also needs to save. Reserves are used for purposes such as providing a cushion in case of unanticipated changes in revenues or expenses, financing operations without bank financing (normally 45 days cash flow), infrastructure maintenance and replacement, landfill cell construction, parking facilities and others.

Reserves increased from 1996 to 1998 as a result of restricted spending then decreased, primarily due to financing the Collicutt Centre. The large increase in 2002 was the result of Council's approval to move Land Development funds from the Capital Fund to the Reserve Fund.



Details of the City's reserves are as follows:

Tax Stabilization Reserve - The 2005 year-end balance was \$6.7 million. The balance should increase over time as long as tax supported operations generate surpluses greater than the amounts drawn from the reserve.

Purpose: To be used for one-time budget requests, carry forward of prior year initiatives, to provide working capital, and for expenditures approved subsequent to the budget.

2005 Opening Balance	\$ 4,972,851
Less: One Time Budget Items	(1,472,339)
Less: Carry Forward Prior Year Initiatives	(1,017,960)
Less: Transfer to Tax Supported Operations	(750,000)
Less: Additional Snow & Ice Control	(500,000)
Less: Prior Year Corrections & Minor Items	(221,503)
Add: 2005 Operating Surplus	5,729,134
2005 Closing Balance	\$ 6,740,183

Corporate Services

EL&P Reserves – The 2005 closing balance of the EL&P reserves is \$8.9 million. These reserves change each year due to the transfer to reserves in lieu of depreciation, unusual surpluses, budgeted transfers for contingencies, and capital financing. Balances greater than \$4 million are historically transferred to the Capital Project Reserve.

Purpose: To be used to provide Electric, Light & Power working capital, and to help finance major capital projects.

Other Utilities and Business Reserves – The following table shows the balances for utilities and self-funding business enterprises. Funding sources are operating surpluses, depreciation allowances, and return on the rate base.

Purpose: To be used to provide working capital for other utilities and business enterprises, and to help finance major capital projects in those utilities.

Description	Purpose	2004 Balance	2005 Balance
Water Utility	Plant Expansion & Working Capital	\$ 2,086,415	\$ 1,738,418
Wastewater Utility	Plant Expansion & Working Capital	1,978,615	2,213,575
Waste Management	Working Capital	832,346	1,057,704
Landfill	Working Capital	1,976,897	3,062,577
Landfill Cell	New Cell Construction	3,773,884	2,066,513
Parking Fund	Future Parking Facilities	1,752,408	1,848,300
Total		\$ 12,400,565	\$ 11,987,087

Land Development Reserve – The 2005 closing balance of this reserve is \$35.2 million, an increase of about \$2 million.

Purpose: This reserve is used to purchase raw land and to finance subdivision development. Historically, offsite projects were able to borrow from the Land Development Reserve until costs could be recovered from developers. It appears now that this is no longer possible, and that debt will now be needed to fund offsite projects.

Restricted, Special Purpose and Other Reserves – There are a number of smaller reserves that total approximately \$ 7.1 million:

Purpose: These reserves are used for special purposes, or are restricted by legislation or other circumstances such as conditional donations or grants.

Description	Details	2004 Balance	2005 Balance
Cemetery Perpetual Care	For Maintenance in Perpetuity	\$ 798,540	\$ 858,285
Downtown Revitalization	Council Policy	451,013	537,200
FCSS	Conditional Grant Funding	99,106	89,149

Corporate Services

Public Reserve – General	Monies in Lieu of Land Dedication	1,294,451	1,465,243
Public Reserve – Bower Woods	Monies in Lieu of Land Dedication	478,404	504,333
Public Reserve – Roads R/W	Sale of Road Rights of Way	810,453	1,179,630
Red Deer Heritage Fund	Alberta 75 th Anniversary Funding Legacy	311,600	289,923
Legion Track/Equipment Maintenance	Funding by City and Two School Boards	102,407	118,075
Old Court House	From Sale of Old Court House	410,875	410,875
PCPS Dividend	Special Planning Projects	93,284	78,914
Personnel Safety Reserve	Used to Fund Safety Initiatives	227,331	241,633
Summer Games	Help fund the 2006 Summer Games	100,000	0
Police	2005 Provincial Police Grant	813,164	520,664
Other	Various Smaller Reserves	451,814	764,434
Total		\$ 6,442,442	\$ 7,058,358

Capital Projects Reserve – The 2005 year-end balance was \$2.5 million. It was anticipated to have been near zero, but there was excess funding in some completed projects, and AMIP grant funding available for 2005 that resulted in funds being returned to the reserve.

Purpose: This reserve is used to help pay for tax-supported capital projects.

2005 Opening Balance	\$ 12,186,945
Budgeted Reserve Contribution	918,000
Repayment – Utility Project	130,000
Repayment – River Bend Clubhouse	140,000
Income on Invested Funds	330,268
Transfer from RedNet approved by Council	817,861
Less: Budgeted Capital Project Financing	(9,602,377)
Less: Recreation Centre Renovation Funding	(4,171,970)
Less: Other Subsequent Approvals (e.g. 42A Avenue, Convent Park, etc.)	(636,329)
Sub-Total	\$ 112,398
Funds Returned – AMIP funding of E.S. Station	659,611
Funds Returned – Completed Projects Surpluses	1,717,152
2005 Closing Balance	\$ 2,489,161

If the EL&P Reserve balance in excess of \$4 million is transferred to the Capital Projects Reserve, the balance will be approximately \$7.5 million, enough to cover the approximately \$5.7 million in capital project reserve funding for projects approved in the 2006 capital budget.

Other Capital Reserves – The following table shows the City's capital reserves.

Purpose: These reserves are used to repair and/or replace some of the City's infrastructure.

Capital Reserves	2004 Balance	2005 Balance
Equipment Fund – Fleet Financing	\$ 6,512,946	\$ 5,905,456
Equipment Fund – Radio Replacement	781,416	636,887
Equipment Fund – Fuel Tank Replacement	339,081	497,098
Recreation Parks & Culture Infrastructure	114,147	114,147
RedNet Renewal	0	380,000
Total	\$ 7,747,590	\$ 7,533,588

Recommendation/Action Requested:

A policy is being developed with respect to the transfer of E.L. & P. reserves. For this year, it is recommended that the balances in the E.L. & P. Reserves in excess of \$4 million (approximately \$4.9 million) be transferred to the Capital Projects Reserve as has been done in past years.

GARY MULLIN, CMA
City Treasurer

Comments:

We agree with the recommendations of the City Treasurer.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Gary Mullin, City Treasurer
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: 2005 Reserve Report to Council

Reference Report:

City Treasurer, dated May 31, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the City Treasurer, dated May 31 2006 re: 2005 Reserve Report to Council, hereby approves the balance in the E.L. & P. Reserves in excess of \$4 million (approximately \$4.9 million) be transferred to the Capital Projects Reserve."

Report Back to Council: No

Comments/Further Action:

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

/chk

c Director of Corporate Services
M. Bovair, Financial Analyst



INSPECTIONS & LICENSING

Date: June 14, 2006

To: Manager of Legislative and Administrative Services

From: Treena Patenaude, Inspections and Licensing

Re: Amendment of SMOKE FREE BYLAW NO. 3345/2005

As a result of questions received related to the Smoke Free Bylaw, legal counsel has determined that a number of changes would be beneficial to provide greater clarity on certain sections of the bylaw. The following changes have been recommended:

1. The adoption of the definition of "workplaces" used by the Alberta Government in the Provincial Smoke Free Places Act. This will provide consistency between our bylaw and the Provincial Act and provide better clarity as to what constitutes a workplace. The current definition of workplace is:

"Work Place" means an area of a building or structure in which a person works as an employee or in a capacity similar to an employee."

The new definition is to be identical to that used in the Provincial Smoke Free Places Act as follows:

"Workplace" means **all or any part** of a building, structure or other enclosed area in which employees perform the duties of their employment, whether or not members of the public have access to the building, structure or area as of right or by express or implied invitation, and includes reception areas, corridors, lobbies, stairwells, elevators, escalators, eating areas, washrooms, lounges, storage areas, laundry rooms, enclosed parking garages and work vehicles"

2. A change to the definition of "private living accommodation". The current definition is:

"Private Living Accommodation" means an area of a building used as a private residence to which the members of the public are not normally invited, this includes a hotel or motel room, but does not include any portion of such area used as a workplace."

The revised definition is proposed as follows:

"Private Living Accommodation" means an area of a building used as a residence and includes a hotel or motel room while it is occupied by a guest."

3. A housekeeping change in paragraph 2(a), the Bingo Establishment definition by removing the first reference of the word "license" as shown below:

"Bingo Establishment" means any premises for which the Province of Alberta ~~license~~ has issued a bingo license under the *Gaming and Liquor Act*."

4. An additional statement be added to the bylaw that clearly indicates that smoking rooms are not allowed, to ensure the bylaw intent is very clear. This new section would read as follows:

"3.1 For greater certainty, no designated smoking area as described in Section 5 of the *Smoke Free Places Act of Alberta, S.A. 2005, Ch, S-9.5* is permitted in any of the places listed in Section 3 of this bylaw"

"3.2 Notwithstanding anything contained in this Bylaw, the prohibitions set out in Section 3 do not apply to any Private Living Accommodation."

Recommendation

That City Council amends Smoke Free Bylaw 3345/2005, as recommended by the legal counsel.



Treena Patenaude
Inspections & Licensing

(403) 309-8599



Paul Meyette
Manager Inspections and Licensing

(403) 342-8195

Comments:

We agree with the recommendations of the Inspections & Licensing Department and that Council should consider three readings of the Smoke Free Bylaw amendment.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

FILE
NOT INCLUDED
WITH AGENDA

Our File No: 56454 GGY
E-mail: gyake@swslawyers.com
Assistant: D. Valaine Helm
E-mail: valaine@swslawyers.com

SISSON WARREN SINCLAIR

Barristers, Solicitors, Notaries Public,
Patent and Trade-Mark Agents

Barry M. Wilson Q.C.
Donald J. Sinclair
Kirk L. Sisson Q.C.
Christopher R. Warren Q.C.
Gordon G. Yake
Donna C. Purcell
Michael D. Keyes
Rhonda M. Elder
Sander R. Gelsinger
Matthew R. Park**
Rebecca D. Young**

Robert H. Scammell Q.C. Retired

* Practice restricted to intellectual property law
** Student at Law

June 14, 2006

City of Red Deer
Box 5008
4914 - 48 Avenue
Red Deer, AB T4N 3T4

Attention: Kelly Kloss, City Clerk

Dear Sir:

Re: **City of Red Deer Bylaw No. 3345/2005**
Smoke Free Public Places and Work Places

I am instructed to advise you that my client withdraws its proposed amendment to Bylaw No. 3345/2005 that was set out in my letter to your office dated May 30, 2006.

Yours very truly

SISSON WARREN SINCLAIR

Gordon G. Yake

dvh
cc: client
cc: Paul Meyette
cc: Chapman Riebeek
Attention: Don Simpson

First Red Deer Place
600, 4911 - 51 Street
Red Deer, Alberta T4N 6V4
Telephone (403) 343-3320
Fax (403) 343-6069
(Delburne: 749-3650)
www.swslawyers.com

Our File No: 56454 GGY
E-mail: gyake@swslawyers.com
Assistant: D. Valaine Helm
E-mail: valaine@swslawyers.com

**SISSON
WARREN
SINCLAIR**

Barristers, Solicitors, Notaries Public,
Patent and Trade-Mark Agents

Barry M. Wilson Q.C.
Donald J. Sinclair
Kirk L. Sisson Q.C.
Christopher R. Warren Q.C.
Gordon G. Yake
Donna C. Purcell
Michael D. Keyes
Rhonda M. Elder
Sander R. Gelsing*
Matthew R. Park**
Rebecca D. Young**

Robert H. Scammell Q.C. Retired

* Practice restricted to intellectual property law
** Student at Law

May 30, 2006

City of Red Deer
Box 5008
4914 – 48 Avenue
Red Deer, AB T4N 3T4

Attention: Kelly Kloss, City Clerk

Dear Sir:

**Re: City of Red Deer Bylaw No. 3345/2005
Smoke Free Public Places and Work Places**

Further to my letter to Paul Meyette dated May 23, 2006, a copy of which is enclosed for your ease of reference, this will confirm that Olymel wishes to propose an amendment to the above captioned Bylaw. My client proposes that the City of Red Deer Smoking By-law be amended by adding a workplace exception as follows:

- (1) Subject to the provisions of this section, the proprietor of a place where smoking is otherwise prohibited by this bylaw may permit smoking in an area of that place being used as a workplace but only by workers in a designated smoking area.
- (2) If smoking is permitted pursuant to this section the proprietor shall ensure that:
 - (a) all designated smoking areas prevent smoke, by ventilation or physical barriers, from entering any place where smoking is prohibited;
 - (b) the combined area of all designated smoking areas does not exceed 50% of the total floor area of the workplace;

First Red Deer Place
600, 4911 - 51 Street
Red Deer, Alberta T4N 6V4
Telephone (403) 343-3320
Fax (403) 343-6069
(Delburne: 749-3650)
www.swslawyers.com

City of Red Deer
May 30, 2006
Page Two

- (c) designated smoking areas do not include any common areas of the workplace including, but not limited to, waiting rooms, meeting rooms, eating areas, cloak rooms, hallways and other such areas;
- (d) designated smoking areas do not include any area which a worker must use for work purposes;
- (e) signage is clearly and prominently posted at each entrance to a designated smoking area indicating that smoking is permitted inside; and
- (f) no person under 18 years of age is allowed to enter, or remain in, a designated smoking area.

Please note that the amendment proposed by my client is identical to the workplace exception contained in the City of Edmonton Smoking Bylaw.

Please note that I am providing this letter not only to you but also to Mr. Meyette and Mr. Van Wyk.

Please contact this office if you require clarification or further information with regard to this proposed amendment.

In any event, please advise this office of the date upon which my client's proposed amendment will be presented to Red Deer City Council.

Thank you very much for your assistance.

Yours very truly

SISSON WARREN SINCLAIR



Gordon G. Yake

dvh
cc: client

Our File No: 56454 GGY
 E-mail: gyake@swslawyers.com
 Assistant: D. Valaine Helm
 E-mail: valaine@swslawyers.com

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May 23, 2006

City of Red Deer
 Box 5008
 4914 - 48 Avenue
 Red Deer, AB T4N 3T4

Attention: Paul Meyette
Manager, Inspections and Licensing

Dear Sir:

Re: City of Red Deer Bylaw No. 3345/2005
Smoke Free Public Places and Work Places

I am legal counsel for Olymel S.E.C./L.P. My client has asked that I contact your office in order to propose amendment of Bylaw No. 3345/2005.

As you are no doubt aware, my client operates a large meat packing plant within the Red Deer city limits. My client is a large employer of City of Red Deer citizens and is a significant contributor to the economic well-being of the City of Red Deer. In a large measure that is because my client is a preferred supplier to customers in Japan and other areas of the world. My client has attained its status as a preferred supplier because my client is able to maintain high sanitation levels, and because my client's product retains a long shelf life.

Attached is correspondence from Kanematsu Corporation, Starzen Co., Ltd., Chisholm International Food Merchants and Hans Continental Smallgoods Pty Ltd. You will see from this correspondence that high sanitation levels and the long shelf life of my client's products are key factors to my client's customers.

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City of Red Deer
May 23, 2006
Page Two

My client is concerned that the Red Deer City smoking bylaw may be interpreted so as to require my client's employees to exit its building to smoke during personal breaks. If so, that would significantly compromise the sanitation levels at my client's premises and my client's status as a preferred supplier will be significantly and adversely affected.

I have carefully reviewed the City of Red Deer's smoking bylaw. I have also reviewed other smoking bylaws in force in other jurisdictions. I recognize that each of these bylaws is designed to serve a legitimate public health interest. However, it is my opinion that neither the City's smoking bylaw nor any of the other smoking bylaws in force in other jurisdictions is intended or entitled to extend so far as to interfere with the private use of private premises. In other words, there must be a balance struck between the protection of public health and the right to smoke in private places.

It is my opinion the Red Deer City smoking bylaw as currently worded does not strike that balance. Specifically, the definition of "work place" found at section 2(q) of the Red Deer City bylaw may be interpreted to prohibit smoking in designated private smoking areas, such as those that currently exist at my client's business premise.

Further, there must be consideration of the potential negative affect upon the health of workers who are required to exit my client's business premises in order to smoke outside during inclement weather.

I understand that you are familiar with the designated smoking areas that currently exist at my client's business premise and that you are aware that my client maintains two designated smoking areas. One such area was recently constructed, and was described and depicted in planned drawings that were sent to the City of Red Deer prior to the issuance of a building permit. That smoking room is located adjacent to the kill floor. The other smoking room on my client's premises is available to employees who do not work on the kill floor. It is at a different part of the building. Both smoking rooms are completely enclosed and are very well ventilated.

I suggest that there are two ways to address my client's concerns. Firstly, the definition of "work place" found at section 2(q) of the Red Deer City Smoking Bylaw could be amended to read as follows:

"work place" means an area of a building or structure in which a person works as an employee or in a capacity similar to an employee, but does not include a secure and fully enclosed designated smoking area to which access is regulated and which is restricted to employees when they are not at their work stations.

The City of Red Deer
May 23, 2006
Page Three

Alternatively, a workplace exception to the Red Deer City Smoking bylaw could be added. I note that the City of Edmonton Smoking Bylaw contains such a work place exception and it reads as follows:

- (1) Subject to the provisions of this section, the proprietor of a place where smoking is otherwise prohibited by this bylaw may permit smoking in an area of that place being used as a workplace but only by workers in a designated smoking area.
- (2) If smoking is permitted pursuant to this section the proprietor shall ensure that:
 - (a) all designated smoking areas prevent smoke, by ventilation or physical barriers, from entering any place where smoking is prohibited;
 - (b) the combined area of all designated smoking areas does not exceed 50% of the total floor area of the workplace;
 - (c) designated smoking areas do not include any common areas of the workplace including, but not limited to, waiting rooms, meeting rooms, eating areas, cloak rooms, hallways and other such areas;
 - (d) designated smoking areas do not include any area which a worker must use for work purposes;
 - (e) signage is clearly and prominently posted at each entrance to a designated smoking area indicating that smoking is permitted inside; and
 - (f) no person under 18 years of age is allowed to enter, or remain in, a designated smoking area.

I understand that the Red Deer City smoking bylaw is scheduled to come into force on June 1, 2006. Please accept this as my client's request that the City of Red Deer suspend the enforcement of that smoking bylaw insofar as my client's designated smoking areas are concerned pending our negotiations to amend this bylaw.

If the City of Red Deer is not prepared to accede to this request my client may have no alternative but to seek a declaration from the Court of Queen's Bench to the effect that the City of Red Deer smoking bylaw can not operate to prohibit smoking in my client's designated smoking areas. That application would necessarily attract significant legal costs for both parties.

City of Red Deer
May 23, 2006
Page Four

If my client was successful in that application, my client would seek reimbursement of its costs from the City of Red Deer.

Please note that I am sending a copy of this letter to Donald Simpson at Messrs. Chapman Riebeek because I understand that Mr. Simpson and/or Nick Riebeek act as counsel for the City of Red Deer, and I expect that you will seek legal advice from Mr. Simpson or Mr. Riebeek with regard to this matter.

Thank you very much for your consideration of my client's concerns.

Yours very truly

SISSON WARREN SINCLAIR

Gordon G. Yake

dvh

cc: The Honourable Morris Flewelling
Mayor of the City of Red Deer

cc: Chapman Riebeek
Attention: Don Simpson
fax only to 340-1280

cc: client
Hand Delivered

KANEMATSU CORPORATION

2-1, SHIBAURA 1-CHOME, MINATO-KU, TOKYO 105-8005

Tel: +81-3-5440-9530 Fax: +81-3-5440-6556

April 20, 2006

Mayor Morris Flewwelling
Office of the Mayor
The City of Red Deer
P.O. Box 5008,
Red Deer, AB T4N 3T4

Subject: Smoking By-Law – Olymel, Red Deer

Dear Mayor Flewwelling;

We write to you today regarding the smoking by-law coming into effect as of June 1, 2006 and its direct impact on our preferred supplier, Olymel.

The key factors in the decision to purchase Olymel, Red Deer's product are their high sanitation levels and their product's long shelf life. We praise its reputation and over the last business year, we were able to gross so much extra dollars in sales.

We must express our concern to you regarding the implementation of this by-law and the strict regulations. We feel that the high sanitation levels at Olymel will be compromised if they are required to direct their employees to exit the building and leave the property during personal breaks.

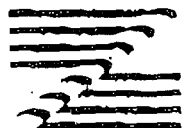
Olymel's status as a preferred supplier to the Japanese market could certainly be jeopardized.

Therefore, we require you to review your implementation as this City by-law will not only have a negative business aspect but as well it's sustainability in supplying ours.

Truly yours,

Tetsuji Uesaka
Manager, Sec No.3
Meat & Livestock Dept.
KANEMATSU CORPORATION





STARZEN CO., LTD.

5-7, KOUNAN 2-CHOME, MINATO-KU, TOKYO 108-0075 JAPAN

HEAD OFFICE

PHONE.81-3-3471-5521 FAX.81-3-3471-5946

INTERNATIONAL BUSINESS DEPT. PHONE.81-3-3471-5524 FAX.81-3-3458-4335

1st May, 2006

Mayor Morris Flewwelling
Office of the Mayor
The City of Red Deer
P.O. Box 5008,
Red Deer, AB T4N 3T4

Subject: Smoking By-Law – Olymel, Red Deer

Dear Mayor Flewwelling;

We write to you today regarding the smoking by-law coming into effect as of June 1, 2006 and its direct impact on our preferred supplier, Olymel.

The key factors in the decision to purchase Olymel, Red Deer's product are their high sanitation levels and their product's long shelf life. We praise its reputation and over the last business year, we were able to gross so much extra dollars in sales.

We must express our concern to you regarding the implementation of this by-law and the strict regulations. We feel that the high sanitation levels at Olymel will be compromised if they are required to direct their employees to exit the building and leave the property during personal breaks.

Olymel's status as a preferred supplier to the Japanese market could certainly be jeopardized.

Therefore, we require you to review your implementation as this City by-law will not only have a negative business aspect but as well it's sustainability in supplying ours.

Sincerely,

Fumiaki Kimura
General Manager
Pork Import Division
International Business Dept
STARZEN CO., LTD.



May 3, 2006

Mayor Morris Flewwelling
Office of the Mayor
The City of Red Deer
P.O. Box 5008,
Red Deer, AB T4N 3T4

Dear Mayor Flewwelling:

RE: Smoking By-Law – Olymel, Red Deer

We write to you today regarding the smoking by-law coming into effect as of June 1, 2006 and its direct impact on our supplier, Olymel in Red Deer.

The key factors in our decision to purchase product from Olymel, Red Deer are their high sanitation levels and their product's incredibly long shelf life. Red Deer's reputation is world wide and over the last twelve (12) months, we have purchased \$38 million Canadian in products.

We must express our grave concern to you regarding the implementation of this by-law and the strict regulations. The high sanitation levels at Olymel will be compromised if they are required to direct their employees to exit the building and leave the property during personal breaks, any loss of sanitation control will force us from purchasing from this factory and redirect the supply from elsewhere.

Please review your implementation of this City by-law as it will not only have a negative business impact to Red Deer but also to my company.

Sincerely,


RONALD A. CHISHOLM LIMITED

Jeffrey S. Ryley
Managing Director

JSR/cj



April 20, 2006

Mayor Morris Flewwelling
Office of the Mayor
The City of Red Deer
P.O. Box 5008,
Red Deer, AB T4N 3T4

Subject: Smoking By-Law – Olymel, Red Deer

Dear Mayor Flewwelling;

We write to you today regarding the smoking by-law coming into effect as of June 1, 2006 and its direct impact on our preferred supplier, Olymel.

The key factors in the decision to purchase Olymel, Red Deer's product are their high sanitation levels and their product's long shelf life. We praise its reputation and over the last business year, we were able to gross ~~\$12.5M~~ in sales.

We must express our concern to you regarding the implementation of this by-law and the strict regulations. We feel that the high sanitation levels at Olymel will be compromised if they are required to direct their employees to exit the building and leave the property during personal breaks. Food safety is of the highest priority when considering purchasing products from overseas suppliers

Olymel's status as a preferred supplier to Australia could certainly be jeopardized.

Therefore, we require you to review your implementation as this City by-law will not only have a negative business aspect but as well it's sustainability in supplying ours.

Terry Dawson
Procurement Manager
Hans Continental Smallgoods Pty Ltd

INSPECTIONS & LICENSING

June 12, 2006

To: Manager of Legislative and Administrative Services

From: Treena Patenaude, Inspections and Licensing

Re: Request by Olymel to amend SMOKE FREE BYLAW NO. 3345/2005

Olymel is requesting that City Council amend the Smoke Free Bylaw to allow designated smoking rooms in workplaces.

Background Information

The Smoke Free Bylaw was adopted on June 20, 2005 by City Council. The effective date of the bylaw was delayed until June 1, 2006 in order to allow businesses time to adjust to the new requirements, which ban smoking in workplaces and public places.

At the time of adoption, City Council considered and decided against the concept of designated smoking rooms. Designated smoking rooms are locations within businesses where smoking is allowed. In deciding not to include them, the Government of New Brunswick succinctly enunciated the problems with designated smoking areas:

“the experience of other jurisdictions which allowed designated smoking rooms have found that in practice, it is difficult to ensure the designated smoking room is properly maintained and functioning which leads to more complaints. In addition, the increased costs to enforce the legislation, the unequal playing fields that designated smoking rooms create, and reduced protection that they offer workers and members of the public were all reasons which weighed against allowing designated smoking rooms”.

Experience with the Red Deer's Smoke Free Bylaw

Prior to the bylaw coming into effect staff have been working with businesses to prepare for the bylaw. Tent cards and no smoking signs were distributed to businesses prior to June 1, when the bylaw came into effect. Recent discussions with drinking establishment owners, by our site inspector, indicate that they have “no issues with the bylaw”.

Olymel

Shortly after the bylaw was adopted, Olymel enquired about designated smoking rooms and were informed that these would need to be phased out under the terms of the bylaw. Since that time, they have made periodic inquiries primarily aimed at seeking an exemption for their business.

On May 23, 2006, a letter was received from legal counsel representing Olymel, requesting that the City of Red Deer “suspend the enforcement of that smoking bylaw” for Olymel pending negotiations to

amend the smoking bylaw.” There was also an indication that an option that Olymel may consider is legal action to overturn the bylaw insofar as it applies to workplaces.

After consultation with legal counsel, the Inspections and Licensing Department advised Olymel that in order to be excluded from the bylaw, an application would have to be made to City Council for an amendment

In a letter dated May 30, Olymel, initiated the bylaw amendment process proposing to allow designated smoking rooms in workplaces.

Olymel Employee Complaints

As of June 11, 2006 there have been five complaints received from Olymel employees related to smoking at Olymel. The employees have complained about smoking in the cafeteria as well as smoking in the designated smoking rooms. In response to complaints received, Inspections and Licensing issued a letter to Olymel requesting a plan by June 20, 2006, which would lead to compliance with the bylaw. An inspection was also requested. June 20, 2006 was selected as the date for Olymel to submit the compliance plan in order that Olymel would have an opportunity to present their case to City Council on June 19, 2006. Compliance could be further extended if Council determines that smoking rooms should be reinstated into the current bylaw.

Comments on the Proposed Bylaw Amendment

The proposed bylaw amendment would allow the establishment or re-establishment of designated smoke rooms in all workplaces for employees. In the bylaw, a workplace is defined as “an area of a building or structure in which a person works as an employee or in a capacity similar to an employee”. Olymel is also proposing that the following conditions form part of the bylaw amendment:

- All designated smoking areas prevent smoke, by ventilation or physical barriers, from entering any place where smoking is prohibited
- The combined area of all designated smoking areas does not exceed 50% of the total floor area of the workplace
- Designated smoking areas do not include any common areas of the workplace including, but not limited to, waiting rooms, meeting rooms, eating areas, cloak rooms, hallways and other such areas
- Designated smoke areas do not include any area which a worker must use for work purposes
- Signage is clearly and prominently posted at each entrance to a designated smoking area indicating that smoking is permitted inside, and
- No person under 18 years of age is allowed to enter, or remain in, a designated smoking area.

Although the amendment would only apply to workplaces, it would represent a major change for businesses in the city that are complying with the bylaw. Many businesses have already closed their smoking rooms in compliance with the bylaw. If this bylaw is passed, the proposed bylaw change would introduce a new complexity in enforcement as staff would be needed to respond to complaints about underage individuals in a smoking area, use of an employee smoking room by patrons, complaints from janitorial staff who are required to clean the smoking area (see clause (d) of the proposal – are cleaning staff considered workers?) and complaints about smoke filtering out of the smoke room affecting the health of workers. In addition, the fundamental principle of the bylaw, which

is to limit the effects of second hand smoke, could be undermined if staff are exposed to second hand smoke through faulty ventilation and improper sealing of the room; enforcement costs would also increase.

In reviewing designated smoking rooms related to new provincial legislation, the Ontario Government issued the bulletin in Appendix A, which provides an overview of the problems associated with designated smoking rooms and the cost of enforcement.

Is meat packing a special industry that requires workers to smoke inside?

Since Olymel expressed initial concerns about the bylaw, staff have surveyed other meat packing plants and many have outdoor smoking areas – some have voluntarily required smoking outdoors for sanitation reasons (for instance Britco Pork), while others have responded to regulation. Maple Leaf, one of the biggest meat packing companies in the country has indicated that "...accommodation of workers is based upon the applicable bylaw. In many locations, based on the bylaw, we are not allowed to have smoking facilities in what is defined as an "enclosed" space. This means that previous indoor accommodations are no longer acceptable. As such, we have designated external smoking "Pads" which are marked off areas, away from main pedestrian and vehicle traffic and away from building HVAC systems where employees can smoke and dispose of cigarette butts and trash. In some locations, where smoking is still allowed, we have designated, well ventilated areas. Given the uniqueness of our [Maple Leaf] food processing business, anytime someone goes outside they must also pass through applicable boot wash and uniform redress stations to eliminate the chances of external contamination"

Given discussions with other meat packing plants and Federal regulators and given the worldwide trend towards banning smoking in workplaces, there does not appear to be rationale to indicate why a smoking ban in workplaces could not be implemented at a meat packing plant. In fact many meat packing plants already prohibit smoking in their facility.

Bylaw to Add Smoking Rooms to the Smoke Free Bylaw

If Council decides to reinstate smoking rooms under the bylaw, staff will require direction on the following issues in order to prepare a bylaw for Council's consideration:

1. The definition of workplaces (both existing and proposed) would allow smoking rooms for employees to be established at any business. Is it the intent of council to allow employee smoking rooms for employees at all businesses including Bingo Establishments, Casinos, Drinking Establishments, Private Clubs, Public Buildings, Restaurant, offices and factories?
2. If all workplaces are allowed smoking rooms for employees, how could customers be prevented from entering the room?
3. Is the large size proposed (up to 50% of the total floor area of a business) excessive? While this size may work for small offices it may be excessive for large plants such as Olymel or large drinking establishments.
4. Given the high degree of public consultation with the existing smoke free bylaw, should other businesses and the public be polled to determine whether they support an amendment to allow designated smoking rooms?
5. The proposed bylaw would prohibit smoking where an employee is required to work. How would this affect janitorial staff? Should janitorial staff be excluded from the definition of

- employee? Should janitorial staff be expected to clean when the smoking room is in operation?
6. The proposal indicates that smoking should not include eating areas. How would this be enforced?
 7. Underage employees would be prohibited from entering the smoking room; should fines be instituted to penalize employers who allow underage smokers in smoking rooms? How would this be enforced?
 8. Are there any standards that should be implemented for designated smoking rooms in terms of air quality? During the adoption of the bylaw, when Council was considering Designated Smoking areas, there was discussion of requiring negative air pressure for designated smoking rooms and standards related to air exchange. If Council decides to implement air quality standards for designated smoking rooms, how would they be enforced? Should there be regular inspections? How would the cost of regular inspections and enforcement be recouped?
 9. If there are no air quality standards, what standards should be set to prevent smoke from migrating from the smoking room to non-smoking areas? The propping open of smoking room doors and the migration of smoke from smoking rooms formed the basis of most of the complaints when designated smoking rooms were allowed under the former bylaw.

The difficulty in enforcement of designated smoking rooms, the lack of clear standards and the potential impact on worker's health provide rationale for maintaining the bylaw as it is presently. In addition, this major change in the bylaw at this stage, when many businesses have already complied creates uncertainty in the business community as to what aspects of the bylaw are being changed and what aspects are being enforced.

Recommendation

Staff recommends that Council deny the request by Olymel to amend the smoke free bylaw to allow smoking rooms.



Treena Patenaude
Inspections & Licensing
The City of Red Deer

Authorized by



Paul Meye
Inspections and Licensing Manager

Appendix A

Government of Ontario Bulletin: Designated Smoking Rooms

Designated Smoking Rooms

Government of Ontario Bulletin

Tobacco Control Statute Law Amendment Act, 2005



Printable
Version

The Tobacco Control Statute Law Amendment Act, 2005, would make all enclosed workplaces and public places across the province 100 per cent smoke-free by May 31, 2006. Designated smoking rooms (DSRs) would be eliminated.

Second-hand smoke

- There is international scientific consensus that second-hand smoke is a cause of death and many different diseases, such as heart disease (average increases in risk by 25-35 per cent) and lung cancer (average increases in risk by 20-30 per cent), based studies of non-smoking spouses of smokers. Risks to highly exposed groups such as hospitality workers may be much greater.
- Second-hand smoke contains over 4000 chemicals, of which more than 50 are known or suspected carcinogens. Second-hand smoke has been classified as a known human carcinogen by the International Agency for Research on Cancer (an agency of the World Health Organization), the U.S. National Toxicology Program, and the U.S. Environmental Protection Agency.

Exposure limits and air quality standards

- No scientific authority or regulatory health body in the world has established a safe level of exposure to second-hand smoke. In fact, there is consensus among international scientific and health authorities - involuntary exposure to tobacco smoke should be eliminated.
- The American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) is the international authority on setting ventilation standards for buildings. These standards are the most widely observed ventilation codes in Canada. The purpose of these standards is "to specify minimum ventilation rates and indoor air quality that will be acceptable to human occupants and are intended to minimize the potential for adverse health effects."
- The current standard on indoor air quality (ASHRAE Standard 62.1-2004) does not provide ventilation standards for air with tobacco smoke in it. Section 6.2.9 states the following:

"Smoking areas shall have more ventilation and/or air cleaning than comparable no-smoking areas. Specific ventilation rate requirements cannot be determined until cognizant authorities determine the concentration of smoke that achieves an acceptable level of risk. Air from smoking areas shall not be recirculated or transferred to no-smoking areas."

A "cognizant authority" is defined as:

"an agency or organization that has the expertise and jurisdiction to establish and regulate concentration limits for airborne contaminants; or an agency or organization that is recognized as authoritative and has the scope and expertise to establish guidelines, limit values, or concentrations levels for airborne contaminants."

Ventilation and designated smoking rooms (DSRs)

- Some jurisdictions in Canada have allowed the construction of separately-ventilated DSRs. For example, in British Columbia, smoking is permitted in DSRs that are separately ventilated and structurally separate. Workers can enter for periods of time not to exceed 20 per cent of their work period and an employee cannot be discriminated against for refusing to enter a DSR. Regulations under the Workers Compensation Act set standards for design and ventilation requirements and these are consistent with the requirements for a smoking lounge specified in ASHRAE Standard 62-1989, "Ventilation for Acceptable Indoor Air Quality." Note that this standard was replaced in 1999 by a standard that does not set ventilation rates for indoor air with tobacco smoke in it.
- According to the Ontario Campaign for Action on Tobacco* there are an estimated 500-600 DSRs (some estimates suggest that there are 700 DSRs). Some DSRs have already been closed and/or are being phased out under municipal bylaws. Of Ontario's 446 municipalities, 253 of these municipalities are covered by some sort of smoke-free public place and/or workplace bylaw. 180 municipalities are covered by both 100 per cent smoke-free workplace and public place bylaws. 136 of these municipalities have bylaws that are similar to the proposed provincial law - they do not allow designated smoking rooms - and 44 municipalities allow for the

construction of designated smoking rooms.

- Despite the fact that many DSRs have been constructed, no ventilation system has been found to eliminate exposure to second-hand smoke. Therefore, workers and the public are exposed to second-hand smoke in DSRs and those who are in the non-smoking areas are also exposed, due to uncontrolled leakage.
- In 1998, a workshop in the United States brought together a panel of experts in ventilation technology. This panel concluded that dilution ventilation technology could not effectively remove much tobacco smoke from indoor air. However, they speculated that under ideal conditions, displacement ventilation, an unproved technology, might be able to remove up to 90 per cent of tobacco smoke from indoor air. An international expert on second-hand smoke risk assessment, James Repace, was asked by the California Department of Health Services to analyze these findings. Using risk assessment procedures, he noted that assuming the speculation was correct, dilution ventilation would have to improve by a factor of 20,000 and displacement ventilation by a factor of 2000 in order to meet the level of public health protection normally expected against environmental contaminants. Therefore, he concluded that banning smoking was the only way to remove the risk of exposure to second-hand smoke. Subsequently, Repace and others found that smoke-free workplace laws actually reduced measured levels of second-hand smoke pollution by 90 to 95 per cent.
- Even when DSRs are built according to guidelines set out in a by-law, they may not be adequately maintained. For example, York Region recently re-inspected 69 DSRs that had been built from 2001-2003. Although these establishments were informed of the upcoming inspection, 78 per cent of the establishments failed to meet the criteria for ventilation set out in the bylaw due to a malfunction of the ventilation system or too high an occupancy load in the DSR. Moreover, even the best-constructed DSRs have been found to leak smoke into non-smoking areas.

Costs of constructing and maintaining a DSR

- DSRs do not "level the playing field" among hospitality establishments, as they are very costly to build and maintain. For example, costs to build a DSR in York Region ranged from \$50,000 (for a small unit seating 15 people or less) to \$250,000 (for a large unit seating 50 or more people). These costs may be prohibitive for some operators. The cost of DSRs is not only shouldered by the establishment, it also burdens the tax payer: York Region estimates that the administrative cost of inspection and monitoring of DSRs is approximately \$150,000 annually.

FILE COPY



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Treena Patenaude, Inspections & Licensing Department
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Amendment to the Smoke Free Bylaw 3345/2005
Bylaw Amendment 3345/A-2006

Reference Report:

Inspections & Licensing, dated June 14, 2006

Bylaw Readings:

Smoke Free Bylaw Amendment 3345 / A-2006 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Smoke Free Bylaw Amendment 3345 / A-2006 provides changes to the definitions of "work place" and "private living accommodation" and adds a new Section 3.1 and 3.2 to add clarity to the portion of the bylaw that indicates smoking rooms are not allowed. This office will amend the Smoke Free Bylaw 3345/2005 and distribute copies in due course.



Kelly Kloss
Manager

/chk
/attach.

c Director of Development Services
Inspections & Licensing Manager

BYLAW 3345/A-2006

Being a bylaw to amend Bylaw No. 3345/2005, the Smoke Free Bylaw of the City of Red Deer.

WHEREAS Council deems it expedient to amend Bylaw No. 3345/2005 to clarify its intention that there should be no smoking in any part of a work place;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. Section 2 is amended by deleting the definitions of "Bingo Establishment", "Private Living Accommodation" and "Work Place" in subsections (a) (i) and (q) and replacing them with the following new definitions:
 - " (a) "Bingo Establishment" means any premises for which the Province of Alberta has issued a bingo license under the *Gaming and Liquor Act*.
 - (i) "Private Living Accommodation" means an area of a building used as a residence and includes a hotel or motel room while it is occupied by a guest.
 - (q) "Work Place" means all or any part of a building, structure or other enclosed area in which employees perform the duties of their employment, whether or not members of the public have access to the building, structure or area as of right or by express or implied invitation, and includes reception areas, corridors, lobbies, stairwells, elevators, escalators, eating areas, washrooms, lounges, storage areas, laundry rooms, enclosed parking garages and work vehicles."
2. New Sections 3.1 and 3.2 are added as follows:
 - "3.1 For greater certainty, no designated smoking area as described in Section 5 of the *Smoke Free Places Act of Alberta, S.A. 2005, Ch. S-9.5* is permitted in any of the places listed in Section 3 of this bylaw."
 - "3.2 Notwithstanding anything contained in this bylaw, the prohibitions set out in Section 3 do not apply to any Private Living Accommodation."

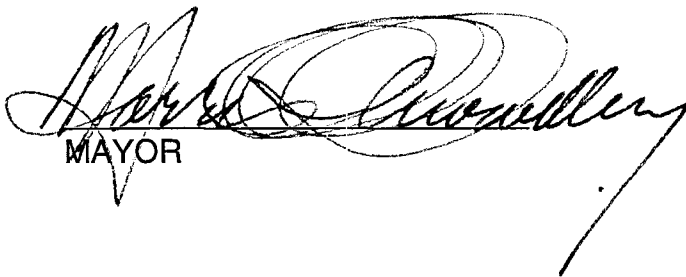
3. In all other respect, Bylaw 3345/2005 remains in full force and effect.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

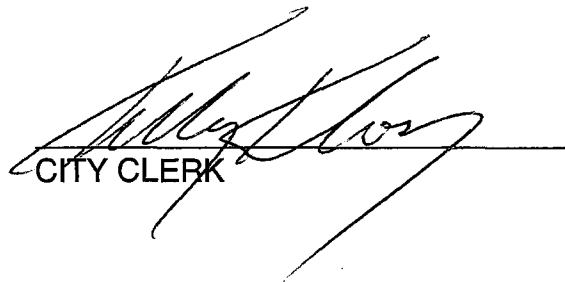
READ A SECOND TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of June 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of June 2006.



MAYOR



CITY CLERK



Environmental Services Department

Date: June 12, 2006
To: Legislative and Administrative Services Manager
From: Environmental Services Manager
Re: Request for Council Support for the Protection of the Aquifer

Background

On March 8, 2006 a letter was received from citizens concerned with the impacts that contemplated oilfield drilling activity could have on the Medicine River Flats aquifer. They were seeking the support of Council in addressing these concerns because of the connection of the Medicine River Flats aquifer to the Red Deer River which serves as Red Deer's drinking water supply. The letter was referred to the Environmental Advisory Board for its recommendation to Council. On April 25, 2006 the Environmental Advisory Board heard presentations from the concerned citizens, Alberta Environment, Alberta Energy and Utilities Board, and the Canadian Society for Unconventional Gas who represent the coal bed methane drilling industry. Because of the large amount of information presented at the April meeting, it was decided that further discussion would occur before recommendation to Council was made at the May 30, 2006 meeting of the Board. At that meeting two resolutions were passed.

Resolution One

The first resolution was:

“Resolved that the Environmental Advisory Board recognizes and shares the concerns of Dale Christian, Glenn Christian, and Don Bester, as presented at the April 25, 2006 Board Meeting, regarding drilling activities in the Medicine River Flats Aquifer and further recommends to Red Deer City Council that a letter be sent to the Alberta Energy and Utility Board outlining concerns regarding the impact that drilling activities in the Medicine River Flats Aquifer may have on the Red Deer River and to Red Deer's drinking water supply.”

Human activity of any kind within the Red Deer River watershed can potentially impact on the quality of the water in the Red Deer River. The importance of protecting the watershed has been recognized by Council through its support of The City's position paper on water. The letter from the citizens raised concerns that the contemplated oilfield drilling activity would have impact on the aquifer and the Red Deer River.

June 12, 2006
Legislative and Administrative Services Manager
Page 2 of 3

It was difficult for the Board to determine, from the presentations given at the April meeting, the specific risk that the drilling activity discussed in the letter from the concerned citizens would create to the Red Deer River and the city of Red Deer's water supply. The Board felt that even though they could not determine what amount of oilfield drilling activity would pose a risk to the city's raw water quality, unabated drilling activity in any aquifer feeding the Red Deer River was a serious concern. Based on these concerns, they recommended that a letter be sent to Alberta Energy and Utilities Board expressing The City's concerns.

Resolution Two

The second resolution was:

"Resolved that the Environmental Advisory Board recommend to Red Deer City Council that The City initiate a review of activities that could potentially compromise the Red Deer River watershed and its waters, and further consider the development and implementation of a policy regarding the proactive protection of Red Deer's drinking water supply."

The Board felt that it was important to be active in the protection of the Red Deer River watershed. Subsequent to the May meeting The City's position paper on water, passed by Council on December 5, 2005, was investigated. As Council is aware the Board's position on the importance of watershed protection is in alignment with the position paper, which states:

The City:

- (1) recognizes that, following approval of the South Saskatchewan River Basin water management plan, there is a need for a more detailed integrated watershed management plan for the Red Deer River basin;
- (2) will encourage the preparation and completion as soon as possible of an integrated watershed management plan for the Red Deer River basin, the process of which should actively engage stakeholders throughout the basin;
- (3) will seek involvement in the preparation and implementation of an integrated watershed management plan for the Red Deer River basin in partnership with other communities and interests throughout the basin, while representing City views and needs therein.

June 12, 2006
Legislative and Administrative Services Manager
Page 3 of 3

The Board felt that even though the position paper addressed the issue of watershed protection, it should be highlighted to reinforce its importance. Based on the investigation of the position paper no Council resolution is required to activate the Board's second resolution.

Recommendation

We concur with the recommendation of the Environmental Advisory Board that The City of Red Deer prepare a letter to Alberta Energy and Utilities Board expressing The City's concern regarding oilfield drilling activities in aquifers feeding the Red Deer River.

A handwritten signature in black ink, appearing to read "T. Marstaller", followed by a long horizontal line extending to the right.

Tom Marstaller, M.Sc., P.Eng.
Environmental Services Manager

/blm

nn l v ...
Box 4 Site 6
T4G 1T6

403-728-3447

March 14, 2006
Red Deer City Council
Mayor and Council Members
Dear Ladies and Gentlemen,

My name is Dale Christian and my home is located on the S $\frac{1}{2}$ of Section 18-Tsp. 36-Rangel-West 5M, in an area known as the Red Deer River aquifer/Medicine River floodplain, an area of 7km.sq.

We like to refer to our aquifer as a prime example of the newly minted, government speak "natural capital". It is your aquifer too, as we are upstream from you. The aquifer cleans, stores and returns to the Red Deer River on an annual basis, enough water to service your city for approximately one and one half years.

The aquifer also provides for 18 local wells and is our only source of water. The local water wells measure to the top of the table from 10 to 20 ft. (very shallow). The Red Deer River also feeds the Medicine River (which is at a lower elevation) through the series of undulating gravel seams that pass beneath the area in the same way our wells are fed. At the same time this marvelous aquifer sub-soil irrigates our lands, providing an extra bonus for production.

By this letter, I and my community members and my family wish to impress upon your Council the importance to us and to you that this aquifer be protected from hydro-carbon and industry fluids and fracing consequence.

Over the course of the last 15 years the community has actively tried to identify the significance and fragility as well as the importance to all downstream users of this aquifer. The Alberta Research Council as early as 1971 recognized the capability of this aquifer to produce from 100 to 500 gal/min.

The area residents/landowners are at this time soliciting the help of the City Council as we face applications for coal bed methane and associated oil/gas drilling and pipelining throughout the aquifer. Intrepid Energy and Anderson Energy have already filed for Reduced Spacing from the EUB and have received approval. Landowner objections apparently hold NO standing if you do not hold the mineral rights.

Our, and hopefully, your input is given weight when drilling and pipelining applications are made. Surveying on NW18-36-1-5 has been done by Intrepid and the EUB has advised us that Intrepid is expected to file for drilling and pipelining in the next two weeks.

We, as a community have several hydrogeological assessments over the years, including Komex International Ltd. that identify hydro carbon pollution risk to the aquifer and the river as extremely high and that mitigation in such event would be unsuccessful due to the rapid transmissivity of both land and water in question.

Therefore, we would ask that the Council please review the issue. We would appreciate any help you could give. Thank you

Yc. L. E. Watkinson - Zimmer

Dale Christian
for community members
4 family

Received Time Mar. 15 3:15PM

Sept28/03
 RR#1 Innisfail AB.
 T4G1T6

Red Deer City Council
 Red Deer AB.

Dear

Re- the immediate importance of protecting the 7KM. sq. Red Deer River shallow water storage aquifer located just below the Dickson Dam/ Glenifer Lake.

That area made up of NE,NW,SE,SW of Section 7- Township 36- Range 1- West of the Fifth Meridian

NW of Five- Twp.36-R1-5W:

SE6-Twp.36-R1-5W

NE and NW 12-Twp.36-R2-5W

SE of 13-Twp.36-R2-5W

All of these lands are adjoining and in the confined area known locally as the Red Deer River/Medicine River Flats.

All of these lands form the shallow water bearing aquifer this letter discusses.

The extensive aquifer is directly adjacent to, or connected to the Red Deer River upstream of the City of Red Deer.

The aquifer is made up of overlaying and undulating gravel beds anywhere from 1 foot to possibly 20 ft. in depth dependent on either the closeness of proximity to the Red Deer River, or the channels the river had in history.

The water is stored and carried in "fingers" of gravel to recharge the aquifer in times of high water levels in the river.

The passing of the water through the extensive gravel beds serves to naturally purify the water. Then, as the river levels drop, the aquifer replenishes the water in the river, because the recharging process works both ways.

The farms and homes in the above described river delta share the water source described above. Our water is invaluable to us because of the excellent quality, and because deeper wells in this area do not exist with any meaningful quality or quantity.

This aquifer is truly unique in this province in that it is identified as early as 1971 (Alberta Research Council) as being one of only two areas capable of producing 100 to 500 gallons per minute. Sadly, due to extensive gravel extraction of the identified aquifer (over 480 adjacent acres between our homes and the river), we now have nowhere near that capability, the historic well levels have dropped, and high water levels in the river don't seem to replenish the recorded levels in our wells.

Received Time Mar. 15, 1990 3:10PM

(4) (5)

Alberta Environment has many, many times advised that gravel extraction and development in this area will cause severe erosion, streambed loading accelerated flooding, extensive property damage and loss, as well as providing the man made channels that could reroute the Red Deer River in flood events into the Medicine River.

In 1991, AEP authored a report called the Looten, K., 1991 Red Deer River Erosion Stewart-Anderson Site Level 1 Report. This report identifies the significant erosion, streambed shifting, and property damage that resulted from gravel extraction in NE and NW of 12.

In 1993, Marathon Realty (then owners of SE and SW of Section 7 as well as NW of 5, indicated their intention to sell these lands as gravel properties. This prompted an Alberta Environment driven report entitled Red Deer River-Medicine Flats Report June 1993, that expressly recommends against gravel excavation of those three identified properties, and included NE of 7, as well as SE of 6.
ref. pg.56 and 57 of that report.

Environmentally Significant Areas shows this flood plain in the report done Mar. 1990 "Environmentally Significant Areas Of The County Of Red Deer"

The "Red Deer River Corridor Integrated Management Plan" speaks against gravel excavation on flood plains, beds and shores that would cause erosion, streambed loading, and channelization. In particular, The IMP states on pg.36 of that plan that recommendations of the Red Deer Medicine Flats Report be used in gravel decisions.

The most current AEP River Engineering assessment is included, for your information.

Gravel excavation continues in this immediate identified flood plain, that is also the giant storage and cleaning natural aquifer. The aquifer is a significant and irreplaceable part of the functioning Red Deer River, Medicine River and tributaries Regime. The cumulative damage done in removing the actual aquifer through gravel extraction has not been assessed and worse, it continues and is contemplated in ever increasing sites.

The question of the monetary value of the gravel resource verses the present and future contribution of naturally cleaned and stored water volumes is obvious.

OUR BEST GUESS CURRENT ESTIMATE IS THAT THIS AQUIFER WILL HOLD 1.5 BILLION GALLONS OF NATURALLY FILTERED WATER THAT IS AVAILABLE TO DOWNSTREAM USER INCLUDING THE CITY OF RED DEER.

Gravel reserves exist in abundance outside the aquifer in question. Can afford to waste another valuable, fragile, and irreplaceable water supply?



Received Time Mar. 17 2 40PM

It is our understanding that from time to time your environmental committee meets to discuss environmental issues. Could we and our concerned neighbors count on your attention to this issue?

We would invite you to contact us at any time for more information.
Thank you so much for your time.

Respectfully,

(403)728-3447 or 728-3795

Glenn Christian
RR#1 Innisfail AB.
T4G 1T6

or Adele McKechnie (same postal)

or I. Spence (same post)

(Spence)

Comments:

We agree with the recommendations of the Environmental Services Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Backup

Christine Kenzie

To: Tom Marstaller
Subject: RE: Agenda Time

Will do. We will also invite the people who initially wrote a letter to Council to see if they would like to attend as well. (Dale & Glen Christensen)

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

-----Original Message-----

From: Tom Marstaller
Sent: June 13, 2006 8:41 AM
To: Christine Kenzie
Subject: Agenda Time

Christine

When Kelly and Norbert are done the agenda for next week's Council could you let me know what time I am scheduled for? Depending on the time I need to organize care for my kids.

Thanks

Tom Marstaller, M.Sc., P.Eng.
Environmental Services Manager
City of Red Deer
(403) 342 8750
mail to:tom.marstaller@reddeer.ca

Christine Kenzie

From: Tom Marstaller
Sent: June 13, 2006 8:36 AM
To: Christine Kenzie
Subject: Council Report - Final Version

Attachments: Protection of Aquifer-Council-2.doc

Christine

Finally, here is the finished version of the Council report. Thanks for your patience.

Tom Marstaller, M.Sc., P.Eng.
Environmental Services Manager
City of Red Deer
(403) 342 8750
mail to:tom.marstaller@reddeer.ca



Protection of
Aquifer-Council-...

Christine Kenzie

From: Tom Marstaller
Sent: March 20, 2006 4:15 PM
To: Christine Kenzie
Subject: Request for Comments re Letter from Ms. Dale Christian

Christine

The Environmental Advisory Board will be reviewing this issue including the letter sent by Ms. Christian. The letters we have received will be accepted as information at the March EAB meeting. A recommendation to Council will be made at the April EAB meeting following presentations by stakeholders in this issue.

Tom Marstaller, M.Sc., P.Eng.
Environmental Services Manager
City of Red Deer
(403) 342 8750
mail to:tom.marstaller@reddeer.ca

FILE



Legislative & Administrative Services

DATE: March 16, 2006
TO: Tom Marstaller, Environmental Services Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Request for Comments: By Monday, March 27, 2006
Letter from Mr. D. Christian – Protection of Aquifer

Please provide your comments to the attached letter received from Mr. Christian.

Should City Council get involved with providing support to the issue of aquifer protection?

Thanks.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager

KK/chk

/attach.



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

March 16, 2006

Mr. D. Christian
R.R. 1
Box 4, Site 6
Innisfail, AB T4G 1T6

Dear Mr. Christian:

I am in receipt of your letter, dated March 14, 2006, addressed to Red Deer City Council regarding concerns with protecting the aquifer from hydro-carbon and industry fluids.

Your concerns have been forwarded to City administration for their comments and I will advise you what action, if any, City Council will be taking on this issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager

KK/chk



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES
June 20, 2006

Mr. & Mrs. G. Christian
R.R. 1, Box 4, Site 6
Innisfail, AB T4G 1T6

Dear Mr. & Mrs. Christian:

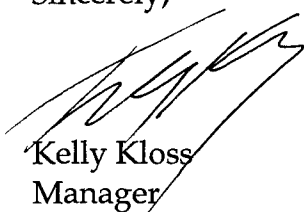
Re: Request for Council Support for the Protection of the Aquifer

At the Monday, June 19, 2006 Red Deer City Council meeting, Council reviewed a report from the City of Red Deer's Environmental Services Manager regarding a request for Council support for the protection of the aquifer.

After discussion, Council agreed to send a letter to Alberta Energy and Utilities Board expressing The City's concern regarding oilfield drilling activities in aquifers affecting the Red Deer River.

Thank you for expressing your concerns regarding this issue to the Environmental Advisory Board and to members of Council.

Sincerely,



Kelly Kloss
Manager

KK/chk

c Environmental Services Manager

Legislative & Administrative Services

DATE: June 20, 2006

TO: Tom Marstaller, Environmental Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Request for Council Support for the Protection of the Aquifer

Reference Report:

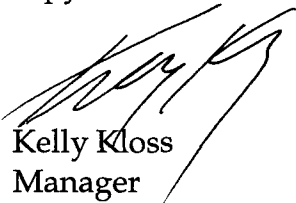
Environmental Services Manager, dated June 12, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Environmental Services Manager, dated June 12, 2006, re: Request for Council Support for the Protection of the Aquifer, hereby agrees that a letter be sent to the Alberta Energy and Utilities Board expressing The City's concern regarding oilfield drilling activities in aquifers affecting the Red Deer River."

Report Back to Council: No*Comments/Further Action:*

Please draft a letter, for the Mayor's signature, as noted in the above resolution, with a copy to our office.



Kelly Kloss
Manager

/chk

c Director of Development Services
Environmental Advisory Board



OFFICE OF THE MAYOR

July 4, 2006

Mr. Earle Shirley, Executive Manager
Applications Branch
Alberta Energy and Utilities Board
640 - 5 Avenue SW
Calgary AB T2P 3G4

Dear Mr. Shirley:

Re: Impact of Oilfield Drilling Activities on the Red Deer River Watershed

The City of Red Deer's drinking water source is the Red Deer River. The quality of the water in the Red Deer River is affected by the ever-increasing levels of activity occurring in the watershed. As a member of the Red Deer River Watershed Alliance, The City of Red Deer is concerned about protecting the health of the Red Deer River watershed.

It was recently brought to our attention that oilfield drilling activity is being planned in the Medicine River Flats aquifer, which feeds the Red Deer River. Even though individual oilfield wells drilled in the Red Deer River watershed may not pose a significant risk to the watershed, we wish to share our concern regarding the cumulative impact that increased oilfield drilling activity could have on the watershed. We request that the cumulative risks, and their impact on the Red Deer River watershed, be considered when oilfield drilling activity applications are reviewed by the Alberta Energy and Utilities Board.

Yours truly,

Morris Flewwelling
Mayor

TM/blm

c ~~Environmental Services Manager~~
Environmental Advisory Board Chair, Carol Craig
Mr. and Mrs. G. Christian



Date: June 12, 2006

To: Legislative & Administrative Services

From: Director, Major Projects

Re: **SHORT TERM OFFICE SPACE NEEDS**

To accommodate the pressures of staff accommodation, City Council approved the lease of the second floor of the Professional Building. Two departments, Personnel, and Assessment and Taxes were relocated to the Professional Building. City Hall was renovated and the remaining departments shared the vacated space.

These actions have helped, but not totally solved the space problem. With the activity and growth experienced by many of the city departments, there is still a need for additional office space. Examples of this need over the next two to three years are:

- **IT** - 2-3 work areas
- **Personnel** - 1-2 work areas
- **LAS/ Records Management** - 2-3 work areas
- **Assessment and Tax** - 1-2 work areas, (subject to future annexations)
- **Recreation, Parks** - 1-2 work areas
- **Social Planning** - 1-2 work areas
- **Engineering** - 1 - 2 work areas

City administration is developing a process to address the long-term needs of City Hall staff through a major expansion to City Hall. This will be a three to four year project.

Land and Economic Development were asked to look for office space in the area around City Hall. The Alberta Summer Games office at 4815 - 48 Avenue is available starting September 1, 2006. This is a ground floor space, fronting onto Alexander Way.

Legislative & Administrative Services

June 12, 2006

Page 2

The site is 3,500 square feet, has 10 offices, a large boardroom, reception area, 2 washrooms, (one wheel chair accessible), and a file room. We believe that the area should require minimal renovation/ upgrade. We will need to ensure that high-speed data communication is available. IT estimates this cost at approximately \$10,000. Including this cost, total renovations should not exceed \$25,000.

Our current plan would be to use the area as an "overflow" location that might house staff from several different departments. It is not our intent to move one entire department or section to the new location. Moving one department to a new location, while desirable from some respects, would necessitate renovations in the vacated area for new tenants.

The lease rates negotiated, subject to Council approval are:

• Year 1	\$56,000	\$16.00/square foot
• Year 2	\$56,000	\$16.00/square foot
• Year 3	\$60,375	\$17.25/square foot
• Year 4	\$60,375	\$17.25/square foot
• Year 5	\$64,750	\$18.50/square foot

One parking stall is available for an additional \$45 per month.

These lease rates are gross costs, all inclusive. The rates are reflective of lease rates for similar properties enjoying main floor exposure to a major street.

The costs for 2006 would be:

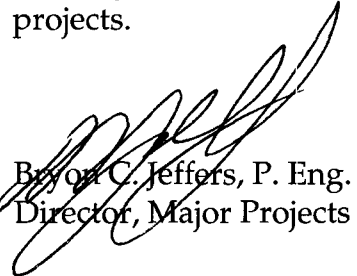
• Rent	\$ 14,000
• Parking	\$ 180
• <u>Renovations/Communications</u>	<u>\$ 25,000</u>
• TOTAL	\$ 39,180

This year's cost would be covered through anticipated 2006 operating budget surpluses. Lease costs, and utilities would need to be budgeted for future years.

Legislative & Administrative Services
June 12, 2006
Page 3

Recommendation

It is respectfully recommended that Council direct administration to enter into a 5 year lease for 3,500 square feet of space at 4815 - 48th Street, effective September 1, 2006, with funding for 2006 from the surplus in the City Hall/ Professional Building renovation projects.

A handwritten signature in black ink, appearing to read 'Bryon C. Jeffers', is written over the printed name and title.

Bryon C. Jeffers, P. Eng.
Director, Major Projects

BCJ/ldr

Comments:

We agree with the recommendations of the Director of Major Projects.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Bryon Jeffers, Director, Major Projects
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Short Term Office Space Needs

Reference Report:

Director, Major Projects, dated June 12, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered a report from the Director, Major Projects, dated June 12, 2006, re: Short Term Office Space Needs, hereby directs Administration to enter into a five-year lease for 3,500 square feet of space at 4815 – 48th Street, effective September 1, 2006, with funding for 2006 to come from the surplus in the City Hall/Professional Building renovation projects."

Report Back to Council: No

Comments/Further Action:

Please proceed with the documentation necessary for the lease of short term office space as indicated in the above resolution.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over a horizontal line.

Kelly Kloss
Manager

/chk

c City Manager
M. Bovair, Financial Analyst



Date: June 9, 2006

To: Kelly Kloss, Manager
Legislative and Administrative Services

From: Ed Morris
Greater Downtown Coordinator

Subject: CI Public Realm Study Implementation

Background

During the June 14th, 2004 City Council meeting, the report "CI Downtown Development Design Criteria" was considered and approved as a planning document with the following resolution:

"Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated May 11, 2004 re: Downtown CI Commercial Design Criteria, hereby approves said criteria as a basis for future planning, subject to the following directions:

1. That Administration proceeds with drafting the necessary Land Use Bylaw Amendment to include parking lot standards contained within Council Policy 4414, within the Land Use Bylaw.
2. That Administration prepares a thorough analysis of the impacts and implementation implications (including financial) of including the public realm initiatives as a basis for planning.
3. That Administration prepare and recommend the Heritage Building Restoration Principles for inclusion in either Council Policy or the Land Use Bylaw."

Section 5 of the report deals specifically with Public Realm, and 26 recommendations and initiatives are suggested.

As per Council's direction, administration proceeded to contract with UMA and John Hull Architects to undertake the CI Public Realm Study to determine further detail, needs and projected costing of the various initiatives. The Study, which outlines the phased redevelopment and revitalization of Red Deer's downtown core, has been completed and received by administration. Using the Greater Downtown Action Plan (approved in 2000) as a corner stone, the CI Public Realm Study lays out methods and means of enhancing, beautifying and showcasing the downtown in Red Deer. Based on public, stakeholder and municipal input, the report is based on ten top reasons to invest in "Our Downtown", which are:

1. A healthy downtown can be an economic engine for the entire city by concentrating a wide range of services, culture, housing, and employment in a small geographic area.
2. Downtown generates a higher relative tax benefit than suburban development because of a higher concentration of taxpayers using a more efficient public infrastructure.

3. A city's general overall image to visitors can be defined by a vibrant downtown: improving the downtown improves the image of the overall community.
4. Downtown is home to many social services and amenities which are generated and required by the community as a whole, but which cannot be disbursed throughout the community.
5. New private sector investment in the downtown is encouraged by a strong public commitment to the downtown.
6. Downtown is the hub of The City's history, art, culture, and entertainment.
7. In a healthy downtown, crime is reduced and public safety improved.
8. Concentrated economic development in the downtown core reduces community sprawl and promotes sustainability.
9. Strong cultural programs, architecture, and events in the Downtown (i.e. The Ghosts Sculptures, Mainstreet, City Hall Park, Farmers Market, Westerner Parade etc.) become elements of branding used by The City as it markets to the world.
10. It looks so nice at night when the tree lights are on.

The Public Realm Study is phased over a longer term (20+ years) and will allow for integrated action with already planned projects and with ongoing maintenance programs. The phasing will also allow the lessening of the impact on the budget over the short term.

The CI Public Realm Study has completed an in depth inventory of assets in the core area and has developed a timeline for review, repair and replacement of amenities and some infrastructure assets.

Discussion

It is recommended, as with most projects, that a series of early success projects be undertaken to kick off the project and to develop momentum, as well as being seen by residents as "a project going forward". These early success recommendations include:

1. Retain a Downtown Coordinator – Completed March 2006, City of Red Deer
2. Rationalize the CI boundary
3. Install new street furniture and fixtures (This includes benches, waste receptors, bicycles racks, tree grates, street name blades etc).
4. Tree light program

It is proposed that The City should immediately move forward with Early Success #3, as noted above, with funding to come from the Downtown Revitalization Fund. Preliminary costing for Early Success #3 is projected to require up to \$520,000.

The Downtown Revitalization Fund was established as City Council Policy No. 5318 to encourage the renovation of existing buildings in the Downtown BRZ, through the understanding that the additional tax revenues generated because of the renovation would be used to enhanced the downtown as a whole. The program was initiated in 1996 and was extended by Council resolution on June 29, 1998. The proviso for the collection of new tax funds (the *difference* in the municipal portion of the property taxes collected on the renovated buildings from those collected on its original condition) was for a 5-year period following issuance of an occupancy permit, and it expired December 31, 2003.

On January 12, 2004 Council approved a continuation of the Downtown Revitalization Fund for a further 5 years (2004-2008) with a sum of \$60,000/year to be contributed to the fund. This amount was based on a calculation by the Assessment and Taxation Department as to what would likely be contributed through improvements under the former calculation, considering the differences on the tax attributed to the renovated building vs the original building. The amount that is currently in the fund is \$562,000, which includes 2006 contributions to date. Interest will also be allocated to the fund at year-end, on an annual basis.

The general criteria for use of funds is outlined below:


- Consistent with/linked to the Greater Downtown Action Plan (GDAP)
- A capital streetscape item/concept
- High visibility within the BRZ
- Benefit BRZ
- Coordinated with other projects and plans

As per the policy, the GDAP/RM Implementation Committee must support withdrawal of funds from the Downtown Revitalization Fund. At the April 4, 2006 meeting of the Implementation Committee, it was agreed that

*“**Resolved**, that the Greater Downtown Riverside Meadows Internal Implementation Committee hereby supports and recommends to City Council, utilizing up to \$520,000.00 in funds from the Downtown Revitalization Reserve for projects identified in The City of Red Deer Downtown (CI) Public Realm Study.”*

Recommendation

That City Council approves the withdrawal of up to \$520,000 from the Downtown Revitalization Reserve to cover the cost of Early Success #3, as noted above, and as identified in The City of Red Deer Downtown CI Public Realm Study.



Ed Morris
Greater Downtown Coordinator



Howard Thompson
Land & Economic Development
Manager

c.c. Norbert Van Wyk, City Manager
Colleen Jensen, Director of Community Services
Rodney Burkard, Director of Corporate Services

Comments:

We agree with the recommendations of the Greater Downtown Coordinator.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

ALL COPY



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Ed Morris, Greater Downtown Coordinator
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: C1 Public Realm Study Implementation

Reference Report:

Greater Downtown Coordinator, dated June 9, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Greater Downtown Coordinator, dated June 9, 2006, re: C1 Public Realm Study Implementation, hereby approves the withdrawal of up to \$520,000 from the Downtown Revitalization Reserve to cover the cost of Early Success #3, as noted in the report presented to Council on June 19, 2006 and as identified in The City of Red Deer Downtown C1 Public Realm Study."

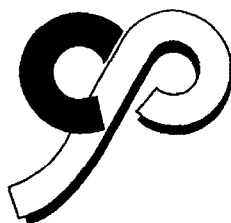
Report Back to Council: No



Kelly Kloss
Manager

/chk

c Land & Economic Development Manager
M. Bovair, Financial Analyst
R. Congdon, Downtown Business Association



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

DATE: May 25, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Tara Lodewyk, Planner

**RE: Inglewood West Neighbourhood Area Structure Plan Amendment
To Allow a Secondary Suite at #3 Iverson Close**

Proposal

An application to amend the Inglewood West Neighbourhood Area Structure Plan has been received by Parkland Community Planning Services. The original Neighbourhood Area Structure Plan for Inglewood West was adopted by City Council in April 2003.

The applicant is proposing to designate his R1 lot to allow for a secondary suite. The property is located at #3 Iverson Close (Lot 8, Block 9, Plan 032-4670). Please refer to the attached map and photograph.

Planning staff are processing this application as a minor amendment because the proposed change does not impact existing development. Changes to Table 1 and page 4.2 inclusive would also occur in accordance with changes to the Development Concept, Figure 3.0.

Planning Background

The home owner/applicant is seeking an amendment to the NASP to allow his property located at #3 Iverson Close to incorporate a secondary suite in the basement. It is an existing bi-level home on a corner lot with a double detached garage off the lane. There is a gravel parking pad in the rear adjacent to the garage. A separate basement entrance can be seen in the rear of the house. The lot to the east and several other lots on Iverson Close are designated for potential secondary suite development as per Inglewood West NASP.

The *Neighbourhood Planning Guidelines and Standards* and the Land Use Bylaw (Section 71.1) require that no more than 10% of the R1 lots in a neighbourhood be designated to allow secondary suites. There are 366 R1 lots in Inglewood West, therefore; a maximum of 36 lots could be designated to allow secondary suites. In the current NASP, the developer has designated a total of 32 R1 lot locations in the southeast corner of the quarter section for possible development of secondary suites.

A secondary suite is defined in the Land Use Bylaw as:

a second self contained dwelling unit in a detached dwelling which must meet the requirements of section 71.1 (Regulations for Development of Secondary Suites) and any other applicable requirements or regulations of the Bylaw.

According to the Land Use Bylaw, secondary suites were created to:

- 1) *provide opportunities for landowners to create more choices in the range of affordable housing,*
- 2) *provide opportunities in a manner which are compatible with other residential uses and which ensure that a detached dwelling with a secondary suite retains the curb appearance, the level of activity and the primary function of a detached dwelling (as opposed to a semi-detached dwelling).*

Public Consultation

This is considered a NASP minor amendment; therefore, as an alternative to a neighbourhood meeting a door to door notice was circulated. On April 21, 2006 flyers were delivered to 71 lots inclusive of Iverson Close and the lots adjacent to the entry into the Close off of Inglewood Drive. The flyer gave notice of the amendment, background information and provided contact information for questions and comments. A map was attached clearly outlining the location of #3 Iverson Close. The deadline for comment was May 9th, 2006.

Four households located on Iverson Close wrote letters of objection to the proposed secondary suite. Copies of these letters are enclosed in the confidential agenda. Copies of the letters are also enclosed with the identifiers removed.

Letter #1:

- Decreased property values of single family homes in area
- Increased vehicular traffic
- Decrease in precious on-street parking
- Lack of proper yard up-keep on lots with secondary suites
- Increased noise from open fighting and verbal abuse on front lawns

Letter #2 (located next door to a secondary suite):

- Anywhere from 6 -11 vehicles at the house including 2 at the back that never move
- Increased noise from young people partying on the front lawn
- 4-6 garbage bags sitting on the front step for days at a time
- No available space for visitors to park
- High activity in the alley and at times up to 4 vehicles parked along side the alley and not in parking stall
- Children in the close are at risk to the increased/heavy traffic

Letter #3:

- These suites are nothing more than up and down duplexes and multi-family housing. Some have fences down the middle of the back yard.
- Transient neighbours with multiple vehicles creating street parking problem.
- Secondary suites take away from the neighbourhood
- Absent landlords are detached from the problems neighbours face
- Multi family should be in multi-family neighbourhoods

Letter #4:

- Iverson Close is currently crowded and cramped
- Not enough parking
- No curb appeal as you can not see the homes for the vehicles
- These are multi-family suites

Department Referral

Concurrently to the flyers being delivered, the NASP amendment was circulated to the following City Departments, as well as the developer (Melcor Developments Ltd.):

Director of Community Services
Community and Development Planning Coordinator
Land and Economic Development
Engineering Services Department
Inspections & Licensing Department
Social Planning
Chief Fire Prevention Officer
Emergency Services

Land and Economic Development Department, Recreation, Parks and Culture Department, and the Chief Fire Prevention Officer have no objections to the proposed NASP amendment.

Social Planning is in favour of secondary suites providing an affordable housing option and a more diverse housing mix in our neighbourhoods. However based on neighbour and developer feedback, they do not support this amendment as there is already a high concentration of secondary suites on this street. They agree with 10% being allotted in neighbourhoods but feel they should be spread throughout the neighbourhood to minimize impact.

Melcor Developments Ltd. understands that secondary suites are a legitimate and valuable option for homeowners but does not support the application because they feel there are already a large number of secondary suites in this area. An additional unit will increase the density and potential parking issues on the street. It is their feeling after experimenting with this housing form that the suited units need to be more spread out than they are on Iverson Close.

Planning Analysis

The additional secondary suite would bring the total number of R1 lots designated for secondary suites to 33. This is below the 10% maximum (36 lots) outlined in the Land Use Bylaw.

The Land Use Bylaw (Section 71.1 (7) (a)) requires:

A secondary suite with two or less bedrooms shall have one off-street parking space, and a secondary suite with more than two bedrooms shall have two off-street parking spaces.

The subject house is on a corner lot as well there is a double garage and gravel parking pad in the rear yard. This meets the required parking standards for a two or three bedroom secondary suite.

There is already a second separate entrance in the rear of the house which complies with section 71.1 (6) under the Land Use Bylaws regulations for development of secondary suites.

The proposed additional secondary suite meets the first goal of secondary suites by allowing for more affordable rental and small unit housing in the city's over-extended housing market. As a legal housing option, safety is ensured because compliance with the Alberta Building Code can be monitored when an application is made for a building permit.

According to the feedback from neighbours and the developer, the addition of another secondary suite on the street does not meet the second goal of secondary suites by providing housing opportunities that are compatible with other residential uses and maintains the activity level and primary function of a detached dwelling. There is currently an increase in the level of activity with the increased traffic and parking; therefore, the primary function of an R1 detached dwelling neighbourhood has been disrupted.

This was the first neighbourhood in the City to have 32 secondary suites designated (almost 10% of maximum number allowed in entire neighbourhood) in one development stage or street (Iverson Close and a portion of Inglewood Drive). There are 32 lots designated for secondary suites of the 138 R1 lots in the entire stage which equates to 23%. This is a high concentration in one area.

The neighbours understand the importance of having secondary suites as an affordable housing option but do not appreciate the congested parking, extra traffic, excessive noise, and lack of yard maintenance that is associated with many secondary suites concentrated in one area. Melcor Developments Ltd. after experimenting with this land use suggests that the units need to be more spread out.

After careful planning analysis and based on feedback from Social Planning department, the developer and many neighbours, planning staff can not recommend the approval of this application to designate #3 Iverson Close to allow a secondary suite.

The goals behind secondary suites are understood and supported especially with the current low vacancy rates. This amendment fulfills the need for affordable housing but contributes to the current disruption of the primary function of a R1 neighbourhood to provide single family detached homes.

The introduction of Iverson Close was the first concentration of secondary suites for the city and can be viewed as a pilot. West Lake has seven secondary suites concentrated on one crescent and Johnston Crossing has 25 secondary suites spread throughout the neighbourhood (not all developed). A comparison of the three neighbourhoods would be valuable to see which ones are the most successful.

Melcor Developments Ltd., Social Planning and area neighbours have identified that there may be problems with the current secondary suite regulations; therefore, planning staff is recommending a review of section 71.1 of the Land Use Bylaw (Regulations for Development of Secondary Suites). The current requirements are not implementing the entire original intention or purpose of secondary suites, therefore; they have become undesirable and unfavourable for developers to incorporate and for neighbours to live beside. It would be unfortunate if secondary suites were no longer implemented at all.

Suggested regulations for secondary suites that should be further explored include:

- locate only on corner lots with rear access
- do not allow suites to be located adjacent to each other
- owners must occupy the home with a secondary suite
- limit on the maximum number of persons living in a secondary suite
- increase the number of parking stalls required

Municipal Planning Commission Recommendation

The proposed Inglewood West NASP minor amendment was presented by Parkland Community Planning Services to the City of Red Deer Municipal Planning Commission at its May 23, 2006 meeting. Following discussion the following resolution was introduced and passed.

*Resolved that the Municipal Planning Commission having considered the report from Parkland Community Planning dated May 16, 2006 re: Inglewood West Neighbourhood Area Structure Plan (NASP) Minor Amendment to Allow for a Secondary Suite at 3 Iverson Close (Lot 8, Block 9, Plan 032-4970) hereby recommend that City Council **not support** the Inglewood West Neighbourhood Area Structure Plan minor amendment to designate a secondary suite at 3 Iverson Close due to the following reasons:*

- 1. The proposed amendment to the NASP would increase the level of activity in the neighborhood thereby increasing disruptions from vehicle traffic and potential on street parking issues.*
- 2. The large number of secondary suites in the area.*

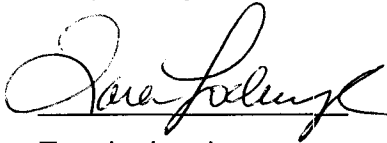
The Municipal Planning Commission further recommended to City Council that an analysis be undertaken on the regulations for designating secondary suites in residential neighborhoods based on Red Deer's experience with the Inglewood West, Johnston Crossing and West Lake neighborhood."

Recommendation

It is the recommendation from Parkland Community Planning Services that City Council deny the proposed Inglewood West Neighbourhood Area Structure Plan amendment to designate a secondary suite at #3 Iverson Close.

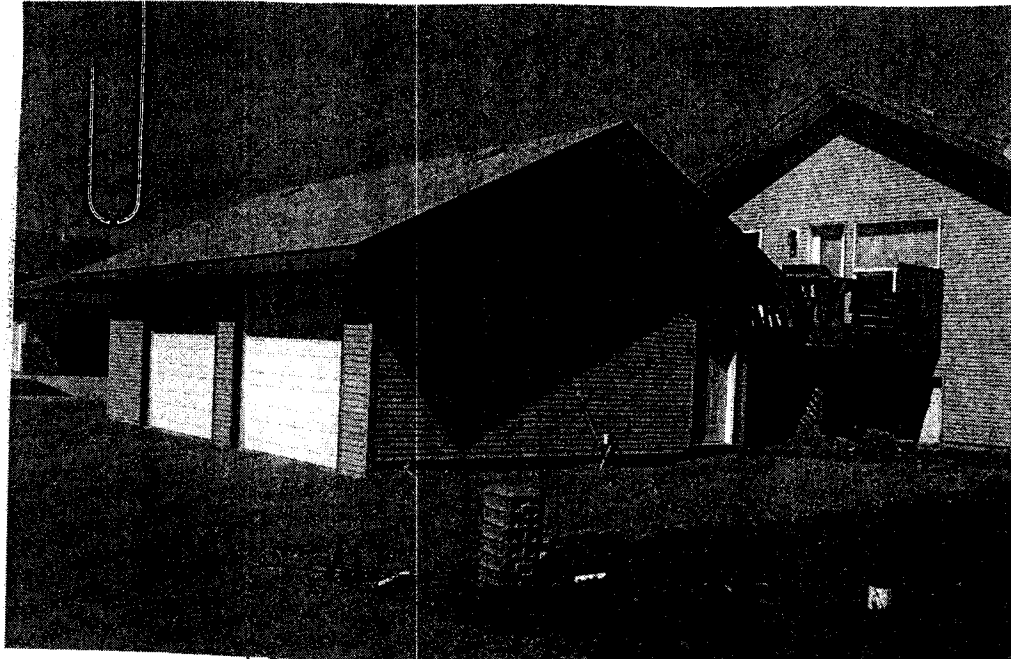
It is also recommended that City Council direct further analysis be undertaken on the regulations for designating secondary suites in residential neighbourhoods based on the city's experience with the Inglewood West, Johnston Crossing and West Lake neighbourhoods.

Respectfully Submitted,

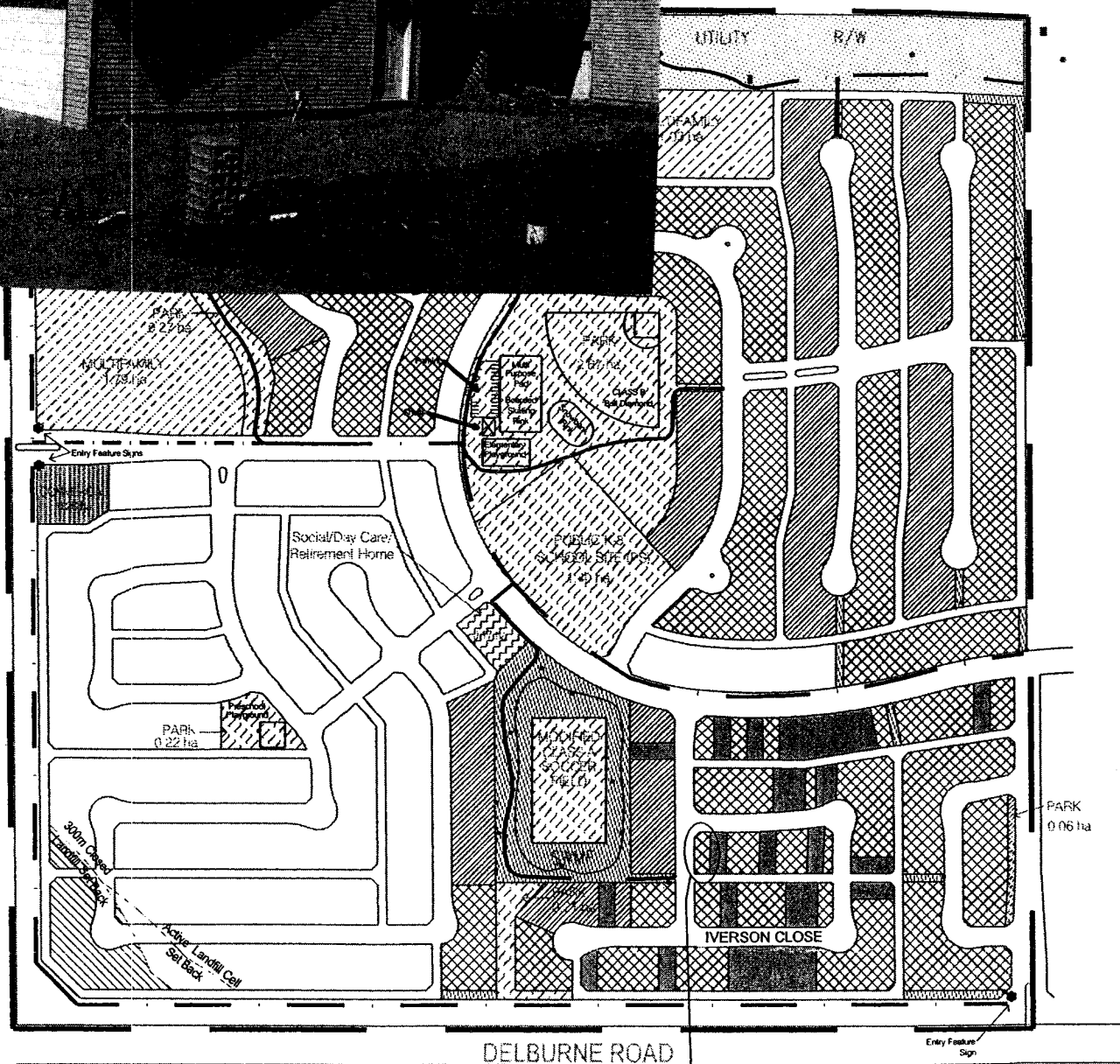


Tara Lodewyk
Planner

Tony Lindhout
City Planning Manager



40 AVENUE



Legend

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- Secondary Suite
- R2/R3 Residential Multi-Family
- Open Space to be landscaped to Level 1 (Closed Landfill Setback Area)

- Multi-Purpose Trail
- PUL
- Park
- Social Facility
- C3 Commercial
- Entry Feature Sign
- Power/Transmission Poles
- Utility Setback

Client/Project

RED DEER
INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

3.0

Title

Development Concept



Stantec



OFFICE OF THE MAYOR

DATE: May 23, 2006
TO: Legislative & Administrative Services Manager
FROM: Municipal Planning Commission
RE: Inglewood West Neighbourhood Area Structure Plan – Minor Amendment

At the May 23, 2006 Red Deer Municipal Planning Commission meeting the Commission considered an amendment to the Inglewood West Neighbourhood Area Structure Plan to allow for a secondary suite at 3 Iverson Close (Lot 8, Block 9, Plan 032-4970).

Following discussion the following resolution was introduced and passed.

***"Resolved** that the Municipal Planning Commission having considered the report from Parkland Community Planning dated May 16, 2006 re: Inglewood West Neighbourhood Area Structure Plan (NASP) Minor Amendment to Allow for a Secondary Suite at 3 Iverson Close (Lot 8, Block 9, Plan 032-4970) hereby recommend that City Council **not support** the Inglewood West Neighbourhood Area Structure Plan minor amendment to designate a secondary suite at 3 Iverson Close due to the following reasons:*

1. The proposed amendment to the NASP would increase the level of activity in the neighbourhood thereby increasing disruptions from vehicle traffic and potential on street parking issues.
2. The large number of secondary suites in the area.

The Municipal Planning Commission further recommended to City Council that an analysis be undertaken on the regulations for designating secondary suites in residential neighbourhoods based on Red Deer's experience with the Inglewood West, Johnston Crossing and West Lake neighbourhood."

The above is submitted for consideration.

Mayor Morris Flewwelling
 Chairperson, City of Red Deer Municipal Planning Commission

c. Tara Lodewyk, Parkland Community Planning Services



502 Parkland Square, 4901 - 48 Street, Red Deer, Alberta T4N 6M4
Phone: (403) 343-0817 Fax: (403) 343-7510 www.melcor.ca

Memorandum

To: Tara Lodewyk
From: Guy Pelletier – Melcor Developments Ltd.
Date: May 5, 2006
Re: Inglewood West NASP Amendment

Thank you for your memo dated April 20th, 2006 requesting our input on the proposed amendment to the Inglewood West NASP to accommodate an additional secondary suite unit in an existing home.

Secondary suites are a legitimate and valueable option for homeowners. I believe that for them to function effectively in a largely single family neighborhood they need to be distributed appropriately. If the density of suites becomes too high or they are located on the wrong type of lot the land use can become problematic.

Melcor Developments would not support this application because we feel there are already a large number of secondary suites in this area already. An additional unit will increase the density and potential parking issues on the street. It is our feeling after having experimented with this land use that the suited units need to be more spread out than they are in Iverson Close.

Thank you for the opportunity to provide input.

Guy Pelletier

A handwritten signature in black ink, appearing to read "Guy Pelletier", with a large, stylized flourish extending from the end of the name.

May 6, 2006

To Whom It May Concern

Thank you for delivering a Proposed Notice of Amendment and keeping us in the know about what's going on in our neighborhood.

We would like to express our **strong objections** to the proposed amendment for a secondary suite to be added to # 3 Iverson Close.

We purchased our lot on Iverson Close back in the Fall of 2004 and were under the assumption we were moving into a single family area. *After* building began on our home apparently the zoning was changed and approval given for these suites on our Close. Notice may have been given to the builder by the Planning Committee we don't know but it wasn't given to those who bought the lot and were going to live there *which the Planning Committee should have done*. We were very careful to ask the right questions before we purchased our lot and then found out that the answers had been changed after it was too late for us.

Objection #1 - These 'suites' are nothing more than up and down duplexes and multi family housing. Some even went so far as to fence down the middle of the back yard.

Objection # 2 - These rental multi-family units have led to a transient neighborhood already. Multi vehicles as well as an ongoing struggle for on street parking has also resulted. We know for a fact that people do not stay in rentals as a rule for long periods of time. We have already had the house next door to us empty twice and another across the way empty once and we've only been here for one year from when we moved in.

Objection # 3 - Situations such as these in fact take away from the neighborhood instead of adding to it.

Objection #4 - In many cases the landlord/builder doesn't even live on the premises and would appear from our experience to be detached from the problems the neighbor faces.

Objection # 5 - People expect to find multi families in multi family neighborhoods.

Objection # 6 - Had we known these were ever intended for this Close we would never have purchased a lot here. Unfortunately it isn't that easy to just sell and move. Our new home was to be our retirement home and because of the influx of people, vehicles etc. have caused us much distress.

We are **greatly** opposed to any more such 'suites' being located on our Close **Please** put these types of housing into multi-family housing areas where the public expects it. Thank you for hearing out our objections and we truly hope that no more 'suites' will be added to Iverson Close or backing onto Iverson Close either.

Yours truly,

Removed due to
FOIP

Sent: May 08, 2006 10:50 PM

To: PCPSReception

Subject: proposed amendment secondary suite at #3 Iverson close

May 8, 2006

To whom it may concern,

I would like to make it known that I object to this proposed secondary suite at #3 Iverson Close. I am a home owner

on Iverson Close. We built last fall anticipating a wonderful, new, family orientated community. To our disappointment,

we learned that unannounced/undisclosed to us, the entire close and the residences backing us were full of

Multi family Dwellings". This has created a crowded, cramped living space along the entire close. There is not enough

parking for all of the residents of these multi family "suites". There ends up being too many vehicles for the single dwelling

to accommodate, and therefore the vehicles, many of them large trucks are parked on top of each other all along the close.

Including in front of fire hydrants on the corners. There is NO curb appeal at all. You can not see the homes for the vehicles.

Home owner's have a difficult time just parking in front of their own homes. I came about this notice purely by coincidence. It was

not delivered to my address, and I am a resident on the close. Have all the homeowner's been actively notified of this proposal??

Especially the ones directly across and beside #3 Iverson Close? Are they being made aware of how this proposed suite will

potentially affect them? What will happen to their "curb appeal"?

Thank you for considering my opinion.

Removed due to
FOIP

2006/05/09

Sent: May 03, 2006 8:51 PM
To: PCPSReception
Subject: Proposed Secondary Suite

We as residents of Iverson Close very strongly object to an amendment to the Inglewood West Neighbourhood Area Structure Plan to allow a secondary suite at #3 Iverson Close for the following reasons.

1. Both levels are rented as it is owned by a realtor. We encounter the following:
 - a. Anywhere from 6 to 11 vehicles at this house at any given time, including 2 at the back that never move.
 - b. Young people partying on the front lawn creating a great deal of noise.
 - c. At times 4-6 garbage bags sitting on the front step for days at a time.
 - d. No available spaces on the street for our visitors to park many times.
2. The lot across the street is not developed yet. We anticipate that when this is developed the on street parking situation will become even more congested.
3. Across the alley are 6 houses with legal suites. Many of the residents of these houses are younger people. There is a great deal of activity in the alley, even during the night. At times there may be up to 4 vehicles parked along side the alley and not in parking stalls.
4. There are many young children living in this Close and it is our opinion that they are at risk due to the heavy traffic on this street and the speed at which people travel on it.

We very definitely think that if this particular area was to have been zoned for secondary suites that that plan should have been in place before the area was developed allowing home builders to make informed choices about the area they chose to live in. Upon investigation, we were told the amendment allowing secondary suites on this close occurred the month that we moved into our house.

Removed due to
FOIP

for content threats, including computer viruses.]

Sent: May 03, 2006 7:48 PM
To: PCPSReception
Subject: ?

Hello, my I am writing to you, concerning the Proposed Amendment to allow #3 Iverson Close to allow addition of a Secondary Suite. Me and My family are strongly apposed to this Amendment. Please see my list of reasons to appose...

- 1- Decreased property value. It has been proven that zoning for Secondary suites de-creases re-sale value of Single family homes, in the same area. (The reasons being stated below.)
- 2- Increased Vehicular traffic. More renters, bring more vehicles. On average, most are in poor appearance and repair.
- 3- De-crease in already precious on street parking. Already we have vehicles parked up and down Iverson that come and go, parking where ever a spot is open, with disregard for who's spot they may be taking. (Yes, it is all Public parking in front of the homes, that do not have a attached Garage in front, but many are parents with young children, that must find parking elsewhere along the street, because of renters vehicles parked in front of their homes).
- 4- Lack of proper yard up-keep. Every single yard with a secondary suite in Iverson Close, (except one), is with a doubt, not cared for or landscaped in a way that would allow for higher property values in the area. Some yards are over 1.5 years old and of yet, and only roughly graded, with weeds. The ones that are landscaped are done in such a hap-hazard way, that it makes the rest of the Close look terrible and makes it obvious that only Renters live here.

Please do not disregard my reason to Appose, because it may sound like "Renter Stereo-typing". When we built our house in Inglewood, over 1 year ago, we were not intormed of the Zoning of the area. (Are fault for not checking). As our home neared completion, we noticed the completion of homes with a Legal Secondary suite. At first my wife and I were upset. Then we thought a nice area like Inglewood should attract mature Renters, hopefully with children. As time has progressed, over the last year, we have watched several families come and go from the suites. Open fighting and verbal abuse, in front of these homes. Increased traffic, as stated. Loud and defiantly not mature Renters that we had hoped for. The biggest disappointment is the complete lack of Yard maintenance. As I mentioned above, all but one Home (Secondary Suite) looks as though it's yard, fencing and walkway receive all but the bar minimum of attention.

We are very disappointed how this area has turned out, and are very disappointed in how it is continuing to progress.

Please review my opposition carefully, and do not allow other home owners to follow suit and apply and be accepted for more secondary suites, allowing this area to slowly turn... less beautiful and less valuable.

Regards.

Removed due to
FOIP

[This message has been scanned for security content threats, including computer viruses.]

Comments:

We agree with the recommendation of Parkland Community Planning Services.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

Christine Kenzie

To: Tara Lodewyk

Subject: FW: Proposed Secondary Suite at #3 Iverson Close

See comments received re secondary suite at #3 Iverson Close. - For your info,

Christine Kenzie

Legislative & Administrative Services

City of Red Deer

403.342.8201

christine.kenzie@reddeer.ca

From: cliff oak [mailto:oakcl@shaw.ca]

Sent: June 21, 2006 8:09 PM

To: Christine Kenzie

Subject: Re: Proposed Secondary Suite at #3 Iverson Close

Thanks, that is very good news. We are now building in a different area and there will be no legal suites. We had to call the R.C.M.P. 3 times yesterday, one being 3:15 this morning because of partying and noise. It is very disturbing as this was going to be our final house. We will be the last ones to build in this area so we know that this cannot be done to us again. C O

----- Original Message -----

From: Christine Kenzie

To: oakcl@shaw.ca

Sent: Wednesday, June 21, 2006 9:18 AM

Subject: Proposed Secondary Suite at #3 Iverson Close

Attached, for your informationn, is a letter regarding the outcome of the June 19, 2006 Red Deer City Council meeting, regarding the application for a secondary suite at #3 Iverson Close.

<<Letter to Oak Re Secondary Suite at #3 Iverson Close.doc>>

Christine Kenzie

Legislative & Administrative Services

City of Red Deer

403.342.8201

christine.kenzie@reddeer.ca

[The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error, please notify the sender immediately and delete the message.]

2006/06/22

Christine Kenzie

From: Christine Kenzie
Sent: June 21, 2006 9:18 AM
To: 'oakcl@shaw.ca'
Subject: Proposed Secondary Suite at #3 Iverson Close

Attachments: Letter to Oak Re Secondary Suite at #3 Iverson Close.doc

Attached, for your informationn, is a letter regarding the outcome of the June 19, 2006 Red Deer City Council meeting, regarding the application for a secondary suite at #3 Iverson Close.



Letter to Oak Re
Secondary Sul...

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

June 20, 2006

Sent Via Email

Dear Mr. & Mrs. Oak

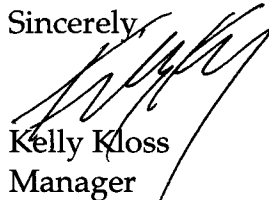
**Re: *Inglewood West Neighbourhood Area Structure Plan Amendment
To Allow a Secondary Suite at #3 Iverson Close***

At the Monday, June 19, 2006 meeting of Red Deer City Council, Council considered a request for an amendment to the Inglewood West Neighbourhood Area Structure Plan Amendment to allow a secondary suite at #3 Iverson Close.

Concerns were expressed by residents from the neighbourhood that adding secondary suites will increase disruption from vehicle traffic and potential on-street parking issues. Based on the feedback and concentration of secondary suites in the neighbourhood, Council did not support this application to include a secondary suite at #3 Iverson Close. As Iverson Close was the first concentration of secondary suites in a new area for The City, and considered a "pilot", and problems have been encountered, Council has directed further analysis on the regulations for designating secondary suites in residential neighbourhoods.

Please contact Tara Lodewyk, at Parkland Community Planning Services, at 343-3394 if you have any questions or require further clarification.

Sincerely,



Kelly Kloss
Manager

KK/chk/

c Parkland Community Planning Services

Christine Kenzie

To: skulaway@shaw.ca
Subject: Proposed Secondary Suite at #3 Iverson Close
Attachments: Letter to Kulaway re Secondary Suite at #3 Iverson Close.doc

Attached, for your information, is a letter regarding the outcome of the June 19, 2006 Red Deer City Council Meeting, regarding the application for a secondary suite at #3 Iverson Close.



Letter to Kulaway
re Secondary...

Christine Kenzie

Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

June 20, 2006

Sent Via Email

Dear Mr. & Mrs. Kulaway:

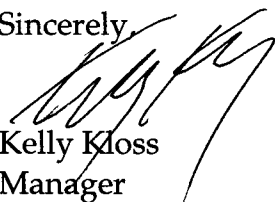
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Please contact Tara Lodewyk, at Parkland Community Planning Services, at 343-3394 if you have any questions or require further clarification.

Sincerely,



Kelly Kloss
Manager

KK/chk

c Parkland Community Planning Services

Christine Kenzie

To: shancam@shaw.ca
Subject: Proposed Amendment - Secondary Suite at #3 Iverson Close
Attachments: Letter to S Small re Riverlands.doc

Attached, for your information, is a letter regarding the outcome of the June 19, 2006 Council Meeting regarding the request for a secondary suite at #3 Iverson Close.



Letter to S Small re
Riverland...

Christine Kenzie

Legislative & Administrative Services

City of Red Deer

403.342.8201

christine.kenzie@reddeer.ca

June 20, 2006

Sent Via Email

Dear Ms. Small:

**Re: *Inglewood West Neighbourhood Area Structure Plan Amendment
To Allow a Secondary Suite at #3 Iverson Close***

At the Monday, June 19, 2006 meeting of Red Deer City Council, Council considered a request for an amendment to the Inglewood West Neighbourhood Area Structure Plan Amendment to allow a secondary suite at #3 Iverson Close.

Concerns were expressed by residents from the neighbourhood that adding secondary suites will increase disruption from vehicle traffic and potential on-street parking issues. Based on the feedback and concentration of secondary suites in the neighbourhood, Council did not support this application to include a secondary suite at #3 Iverson Close. As Iverson Close was the first concentration of secondary suites in a new area for The City, and considered a "pilot", and problems have been encountered, Council has directed further analysis on the regulations for designating secondary suites in residential neighbourhoods.

Please contact Tara Lodewyk, at Parkland Community Planning Services, at 343-3394 if you have any questions or require further clarification.

Sincerely,



Kelly Kloss
Manager

KK/chk

c Parkland Community Planning Services

Christine Kenzie

To: papa.mamabear@shaw.ca
Subject: FW: Secondary Suite at #3 Iverson Close
Attachments: Letter to Mellicks re Seconary Suite at #3 Iverson Close.doc

Here is the attachment that should have been sent with the email below:



Letter to Mellicks re
Seconary...

Christine Kenzie

Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

From: Christine Kenzie
Sent: June 21, 2006 9:14 AM
To: 'papa.mamabear@shaw.ca'
Subject: Secondary Suite at #3 Iverson Close

Attached, for your information, is a letter regarding the outcome of the June 19, 2006 Red Deer City Council meeting, concerning the secondary suite at #3 Iverson Close.

Christine Kenzie

Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

Christine Kenzie

From: Christine Kenzie
Sent: June 21, 2006 9:14 AM
To: 'papa.mamabear@shaw.ca'
Subject: Secondary Suite at #3 Iverson Close

Attached, for your information, is a letter regarding the outcome of the June 19, 2006 Red Deer City Council meeting, concerning the secondary suite at #3 Iverson Close.

Christine Kenzie

Legislative & Administrative Services

City of Red Deer

403.342.8201

christine.kenzie@reddeer.ca

June 20, 2006

Sent Via Email

Dear Mr. & Mrs. Mellick:

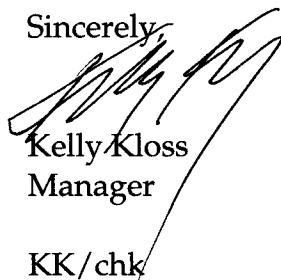
**Re: *Inglewood West Neighbourhood Area Structure Plan Amendment
To Allow a Secondary Suite at #3 Iverson Close***

At the Monday, June 19, 2006 meeting of Red Deer City Council, Council considered a request for an amendment to the Inglewood West Neighbourhood Area Structure Plan Amendment to allow a secondary suite at #3 Iverson Close.

Concerns were expressed by residents from the neighbourhood that adding secondary suites will increase disruption from vehicle traffic and potential on-street parking issues. Based on the feedback and concentration of secondary suites in the neighbourhood, Council did not support this application to include a secondary suite at #3 Iverson Close. As Iverson Close was the first concentration of secondary suites in a new area for The City, and considered a "pilot", and problems have been encountered, Council has directed further analysis on the regulations for designating secondary suites in residential neighbourhoods.

Please contact Tara Lodewyk, at Parkland Community Planning Services, at 343-3394 if you have any questions or require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name and title.

Kelly Kloss
Manager

KK/chk

c Parkland Community Planning Services

Christine Kenzie

From: Tara Lodewyk
Sent: June 22, 2006 8:35 AM
To: Christine Kenzie
Subject: FW: FYI Iverson close NASP Amendment

FYI

Planner
Parkland Community Planning Services
Ph: 403.343.3394

From: Ted/Fran [mailto:papa.mamabear@shaw.ca]
Sent: June 21, 2006 3:29 PM
To: Tara Lodewyk
Subject: Re: FYI Iverson close NASP Amendment

I just wanted to touch base with you Tara and thank you for your presentation and the time you spent on the concerns raised with regard to the application for another secondary suite on Iverson Close. We are happy to see that the application was denied and ever so pleased to see a re-evaluation (re-assessment) is being done on these suites. Our hope is that the changes to policy and procedure will result in it being applicable to existing suites in our Close also especially with the need for the owner to be a tenant should these homes sell in the future.

I have to say that I'm quite taken aback in that these kinds of things weren't even put on the table when the initial suite decision came up. It's a pity that many safeguards to other neighbours weren't put into place.

May I suggest for future reference that *zoning changes* be prohibited once a neighborhood or Street or Close has even it's first building/ basement hole or whatever. This would safeguard those who already arranged to build or buy there. It's evident that newspaper notices don't work because some won't see them and others might not even get the newspaper.

Thank you again Tara also for keeping us informed. We really do appreciate your efforts to resolve situations.

Sincerely, Fran Mellick

[This message has been scanned for security content threats, including computer viruses.]

2006/06/22

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Mr. Guy Pelletier
Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Pelletier

**Re: *Inglewood West Neighbourhood Area Structure Plan Amendment
To Allow a Secondary Suite at #3 Iverson Close***

At the Monday, June 19, 2006 meeting of Red Deer City Council, Council considered a request for an amendment to the Inglewood West Neighbourhood Area Structure Plan Amendment to allow a secondary suite at #3 Iverson Close.

Concerns were expressed by residents from the neighbourhood that adding secondary suites will increase disruption from vehicle traffic and potential on-street parking issues. Based on the feedback and concentration of secondary suites in the neighbourhood, Council did not support this application to include a secondary suite at #3 Iverson Close. As Iverson Close was the first concentration of secondary suites in a new area for The City, and considered a "pilot", and problems have been encountered, Council has directed further analysis on the regulations for designating secondary suites in residential neighbourhoods.

Please contact Tara Lodewyk, at Parkland Community Planning Services, at 343-3394 if you have any questions or require further clarification.

Sincerely,



Kelly Kloss
Manager

KK/chk

c Parkland Community Planning Services

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Mr. Kris Knight
#3 Iverson Close
Red Deer, AB T4R 3M8

Dear Mr. Knight:

***Re: Inglewood West Neighbourhood Area Structure Plan Amendment
To Allow a Secondary Suite at #3 Iverson Close***

At the Monday, June 19, 2006 meeting of Red Deer City Council, Council considered your request for an amendment to the Inglewood West Neighbourhood Area Structure Plan Amendment to allow a secondary suite at #3 Iverson Close.

Concerns were expressed by residents from the neighbourhood that adding secondary suites will increase disruption from vehicle traffic and potential on-street parking issues. Based on the feedback and concentration of secondary suites in your neighbourhood, Council did not support your application to include a secondary suite at #3 Iverson Close. As Iverson Close was the first concentration of secondary suites in a new area for The City, and considered a "pilot", and problems have been encountered, Council has directed further analysis on the regulations for designating secondary suites in residential neighbourhoods.

Please contact Tara Lodewyk, at Parkland Community Planning Services, at 343-3394 if you have any questions or require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

KK/chk

c Parkland Community Planning Services



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006

TO: Tara Lodewyk, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Inglewood West Neighbourhood Area Structure Plan Amendment
To Allow a Secondary Suite at #3 Iverson Close

Reference Report:

Parkland Community Planning Services, dated May 25, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated May 25, 2006, re: Inglewood West Neighbourhood Area Structure Plan Amendment to Allow a Secondary Suite at #3 Iverson Close, hereby

1. Denies the request to designate a secondary suite at #3 Iverson Close.
2. Directs further analysis be undertaken on the regulations for designating secondary suites in residential neighbourhoods based on The City's experience with the Inglewood West, Johnston Crossing and West Lake neighbourhoods, with a report to be brought back for Council's review."

Report Back to Council: Yes

Comments/Further Action:

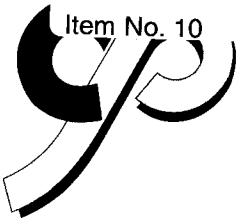
As per the above resolution, please provide a report to Council regarding further analysis of regulations for designating secondary suites in residential neighbourhoods.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

/chk

c Director of Development Services
Inspections & Licensing Manager



LAND
**COMMUNITY
PLANNING
SERVICES**

64

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: June 2, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/P-2006
Vanier Woods Neighbourhood – Phase 2
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 2 of the Vanier Woods neighbourhood. Rezoning is being sought for approximately 12.35 ha (30.52 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District in order to create 149 residential lots, 2 municipal reserve lots, and 2 public utility lots. The proposed uses would conform with the Vanier Woods Neighbourhood Area Structure Plan.

In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County for comment. Final reading of the proposed bylaw could not be completed until any such comments are considered by Council.

Staff Recommendation

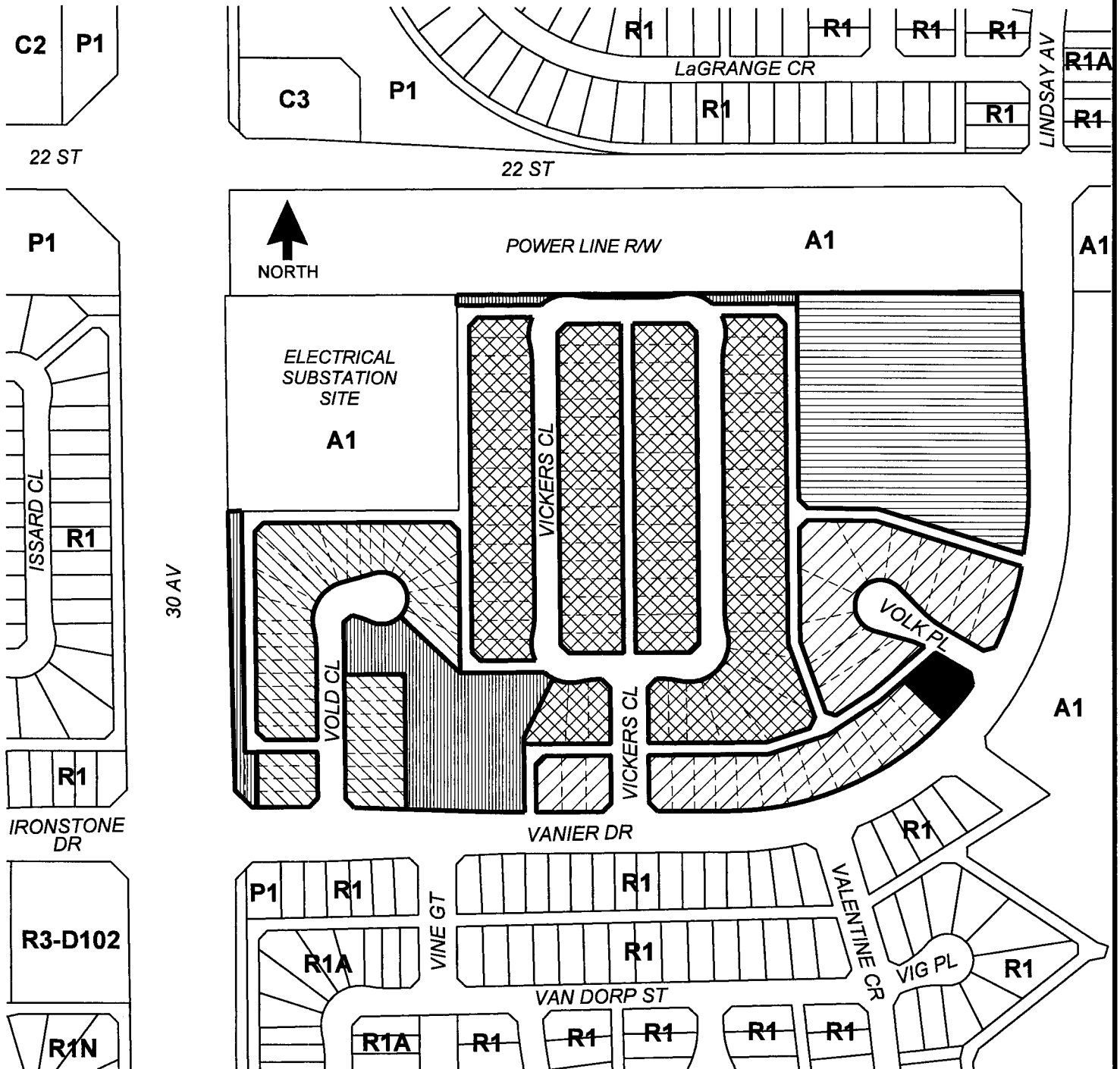
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/P-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.







The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)
- PS - Public Service (Institutional or Governmental)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1A 
- A1 to R1N 
- A1 to R2 
- A1 to PS 
- A1 to P1 

MAP No. 11 / 2006
BYLAW No. 3156 / P - 2006

Comments:

We agree that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

FILE COPY

Fax: 343-7510

Mr. G. Pelletier
Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

**Re: Land Use Bylaw Amendment 3156/P-2006
Vanier Woods Neighbourhood – Phase 2
Melcor Developments Ltd.**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/P-2006* at the City of Red Deer's Council meeting held Monday, June 19, 2006. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/P-2006 provides for the development of Phase 2 of the Vanier Woods neighbourhood. Approximately 12.35 ha (30.52 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District. This will create 149 residential lots, 2 municipal reserve lots and 2 public utility lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

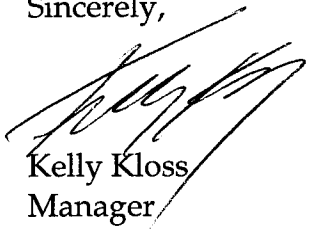
According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, June 28, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

...2/

Melcor Developments Ltd.
Land Use Bylaw Amendment 3156/P-2006
June 20, 2006
Page 2

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

KK/chk

/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant

* * * Communication Result Report (Jun. 20. 2006 1:59PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: Jun. 20. 2006 1:58PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
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Reason for error
 E. 1) Hang up or line fail
 E. 3) No answer
 E. 5) Exceeded max. E-mail size

E. 2) Busy
 E. 4) No facsimile connection



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Fax: 343-7510

Mr. G. Pelletier
 Melcor Developments Ltd.
 502, 4901 - 48 Street
 Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

Re: Land Use Bylaw Amendment 3156/P-2006
Vanier Woods Neighbourhood - Phase 2
Melcor Developments Ltd.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/P-2006* at the City of Red Deer's Council meeting held Monday, June 19, 2006. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/P-2006 provides for the development of Phase 2 of the Vanier Woods neighbourhood. Approximately 12.35 ha (30.52 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District. This will create 149 residential lots, 2 municipal reserve lots and 2 public utility lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, June 28, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

...2/



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/P-2006
Vanier Woods Neighbourhood – Phase 2
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated June 2, 2006

Bylaw Readings:

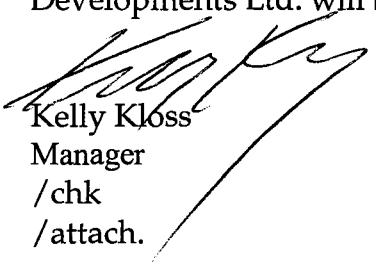
Land Use Bylaw Amendment 3156/P-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/P-2006 provides for the development of Phase 2 of the Vanier Woods neighbourhood. Approximately 12.35 ha (30.52 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2 Medium Density Residential District and P1 Parks and Recreation District. This will create 149 residential lots, 2 municipal reserve lots and 2 public utility lots. This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager
/chk
/attach.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- T. Edwards, Clerk Steno

BYLAW NO. 3156/P-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 11/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

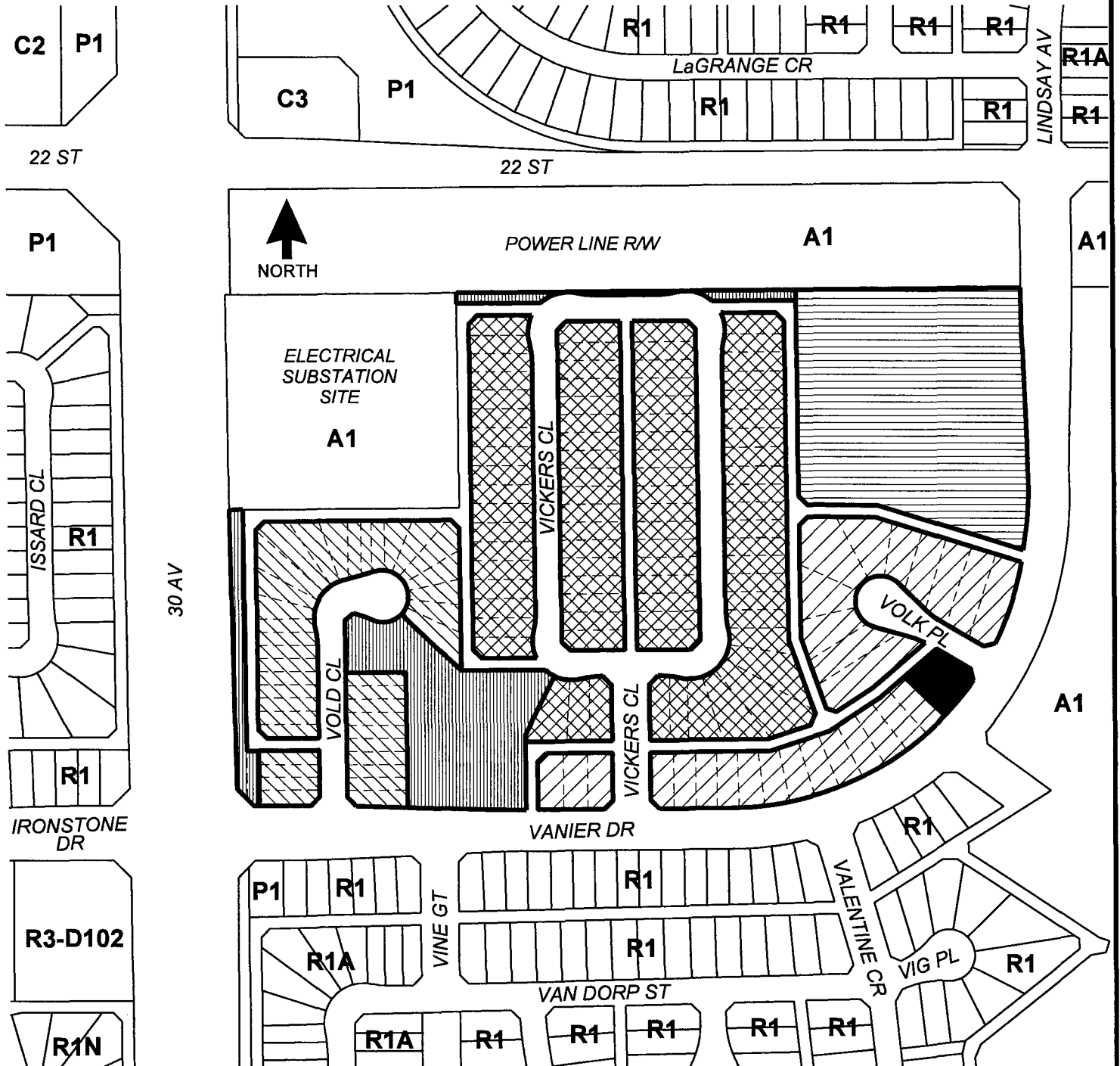
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)
- PS - Public Service (Institutional or Governmental)
- P1 - Parks and Recreation

Change from :

- A1 to R1
- A1 to R1A
- A1 to R1N
- A1 to R2
- A1 to PS
- A1 to P1

MAP No. 11 / 2006
BYLAW No. 3156 / P - 2006



**RED DEER
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: June 2, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/S-2006
Vanier Woods Neighbourhood – Phase 3
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 3 of the Vanier Woods neighbourhood. Rezoning is being sought for approximately 12.12 ha (29.94 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to create 152 residential lots, 6 municipal reserve lots, and 2 public utility lots. The proposed uses would conform with the Vanier Woods Neighbourhood Area Structure Plan.

In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County for comment. Final reading of the proposed bylaw could not be completed until any such comments are considered by Council.

Staff Recommendation

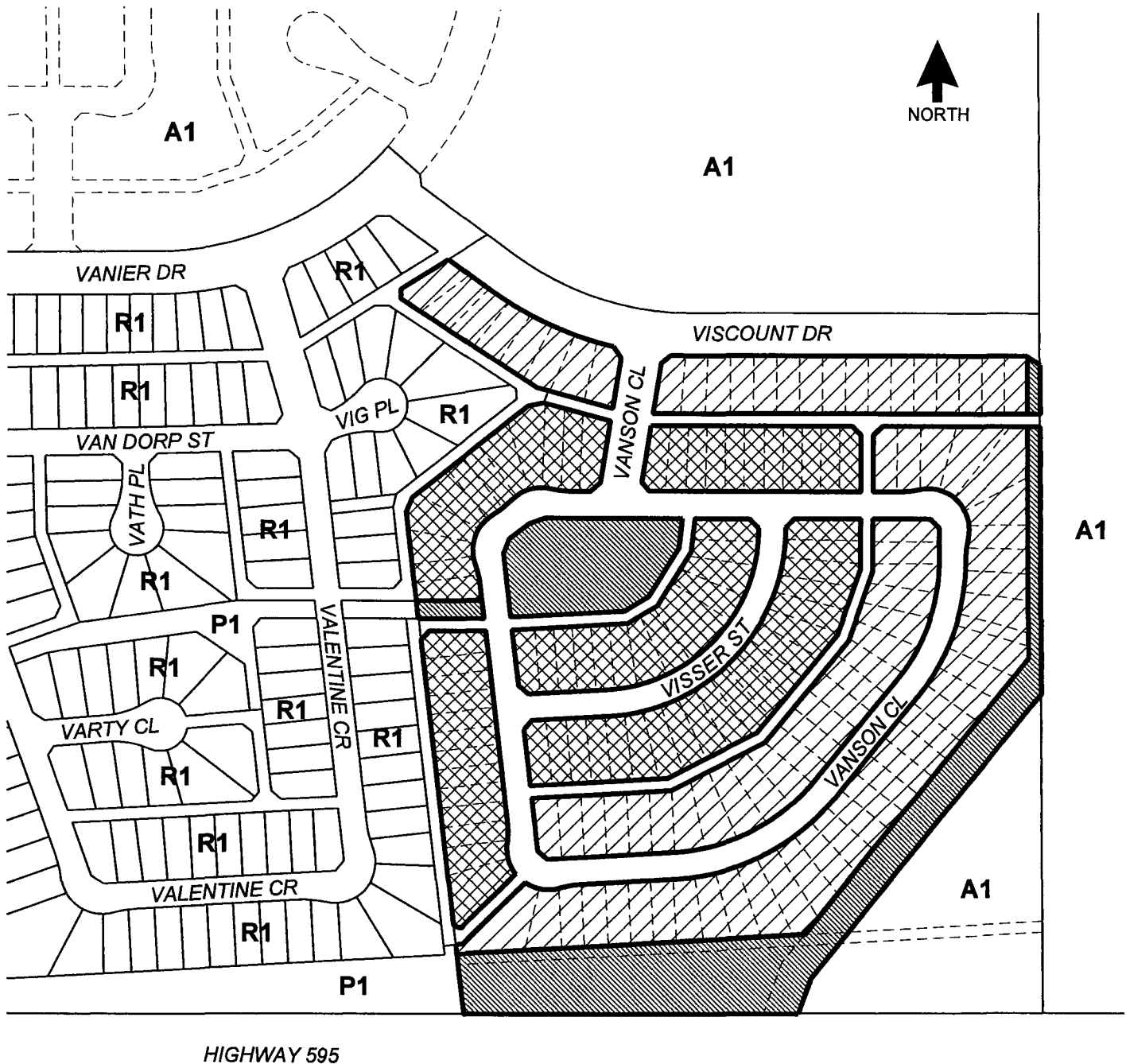
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/S-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from :

- A1 to R1
- A1 to R1N
- A1 to P1

MAP No. 14 / 2006
BYLAW No. 3156 / S - 2006

Comments:

We agree that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Fax: 343-7510

Mr. G. Pelletier
Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

**Re: Land Use Bylaw Amendment 3156/S-2006
Vanier Woods Neighbourhood – Phase 3
Melcor Developments Ltd.**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/S-2006* at the City of Red Deer's Council meeting held Monday, June 19, 2006. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/S-2006 provides for the development of Phase 3 of the Vanier Woods neighbourhood. Approximately 12.12 ha (29.94 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District. This will create 152 residential lots, 6 municipal reserve lots and 2 public utility lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, June 28, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

...2/

Melcor Developments Ltd.
Land Use Bylaw Amendment 3156/S-2006
June 20, 2006
Page 2

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

KK/chk

/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant

* * * Communication Result Report (Jun. 20. 2006 2:02PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: Jun. 20. 2006 2:01PM

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Reason for error

E. 1) Hang up or line fail
E. 3) No answer
E. 5) Exceeded max. E-mail size

E. 2) Busy
E. 4) No facsimile connection



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Fax: 343-7510

Mr. G. Pelletier
Melcor Developments Ltd.
502, 4901 - 48 Street
Red Deer, AB T4N 6M4

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Vanier Woods Neighbourhood - Phase 3
Melcor Developments Ltd.

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..2/

Legislative & Administrative Services

DATE: June 20, 2006

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/S-2006
Vanier Woods Neighbourhood – Phase 3
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated June 2, 2006

Bylaw Readings:

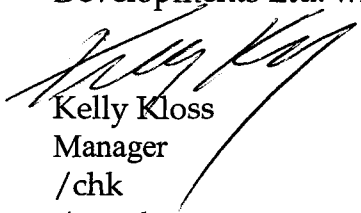
Land Use Bylaw Amendment 3156/S-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/S-2006 provides for the development of Phase 3 of the Vanier Woods neighbourhood. Approximately 12.12 ha (29.94 ac.) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District. This will create 152 residential lots, 6 municipal reserve lots and 2 public utility lots. This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager
/chk
/attach.

- c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3156/S-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

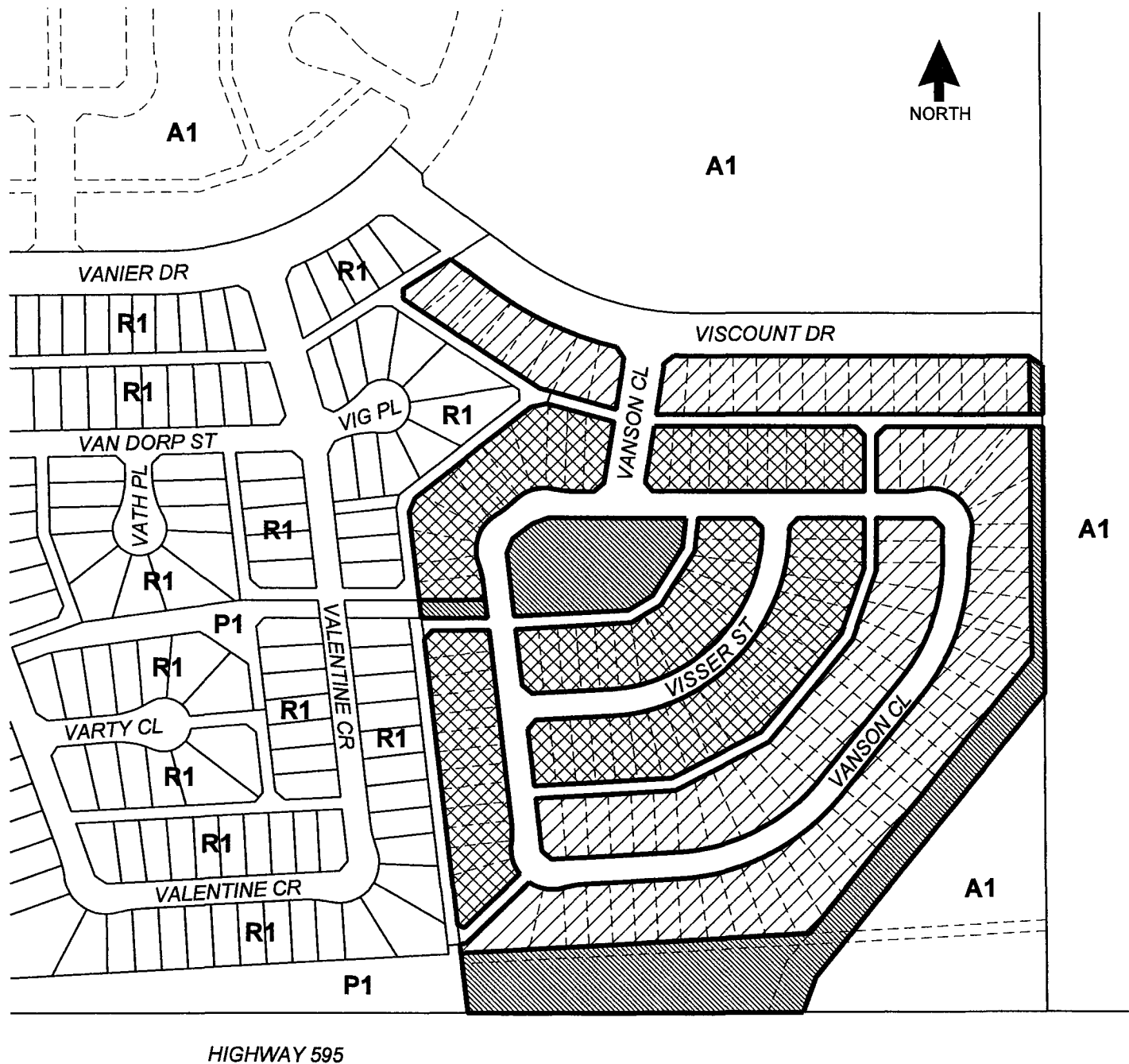
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AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development
 R1 - Residential (Low Density)
 R1N - Residential (Narrow Lot)
 P1 - Parks and Recreation

Change from :

A1 to R1 
 A1 to R1N 
 A1 to P1 

MAP No. 14 / 2006
 BYLAW No. 3156 / S - 2006

Item No. 12

Memo

Date: June 9, 2006

To: Kelly Kloss, Legislative and Administrative Manager

From: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager

RE: Request for Road Closure Bylaw Edgar Industrial Close

Background:

Engineering Services has requested a Road Closure Bylaw for the area shown on the attached sketch. The closure is requested to facilitate the conversion of the land from road to Public Utility Lot for storm pond purposes as part of a subdivision proposed by HMI Industries. The storm pond will improve storm drainage for all lands east of Taylor Drive on Edgar Close not just the proposed subdivision area.

A report regarding the rezoning of this land appears elsewhere on this agenda.

Recommendation:

City Council approves first reading of a bylaw having the effect of closing;

"All that portion of Edgar Close as shown on Plan 812 2730 lying within Plan _____.

Excepting thereout all mines and minerals"



Russell Crook
Land and Appraisal Coordinator



Howard Thompson
Land & Economic Development Manager

Attach.

- c. Tom Warder, Engineering Services Manager
Greg Sikora, Utilities Engineer

HMI LANDS ROAD EXCHANGE

EX. ROAD TO BE CLOSED

EX. REEVES WIRELINE
SERVICES CANADA

PROPOSED
P.U.L.

PROPOSED HMI DEVELOPMENT

PROPOSED ROAD

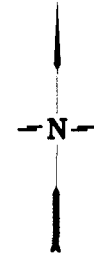
EX. HMI INDUSTRIES

EX. P.U.L.

EX. CANADIAN PACIFIC RAILWAY

EX. M.R.

EX. P.U.L.



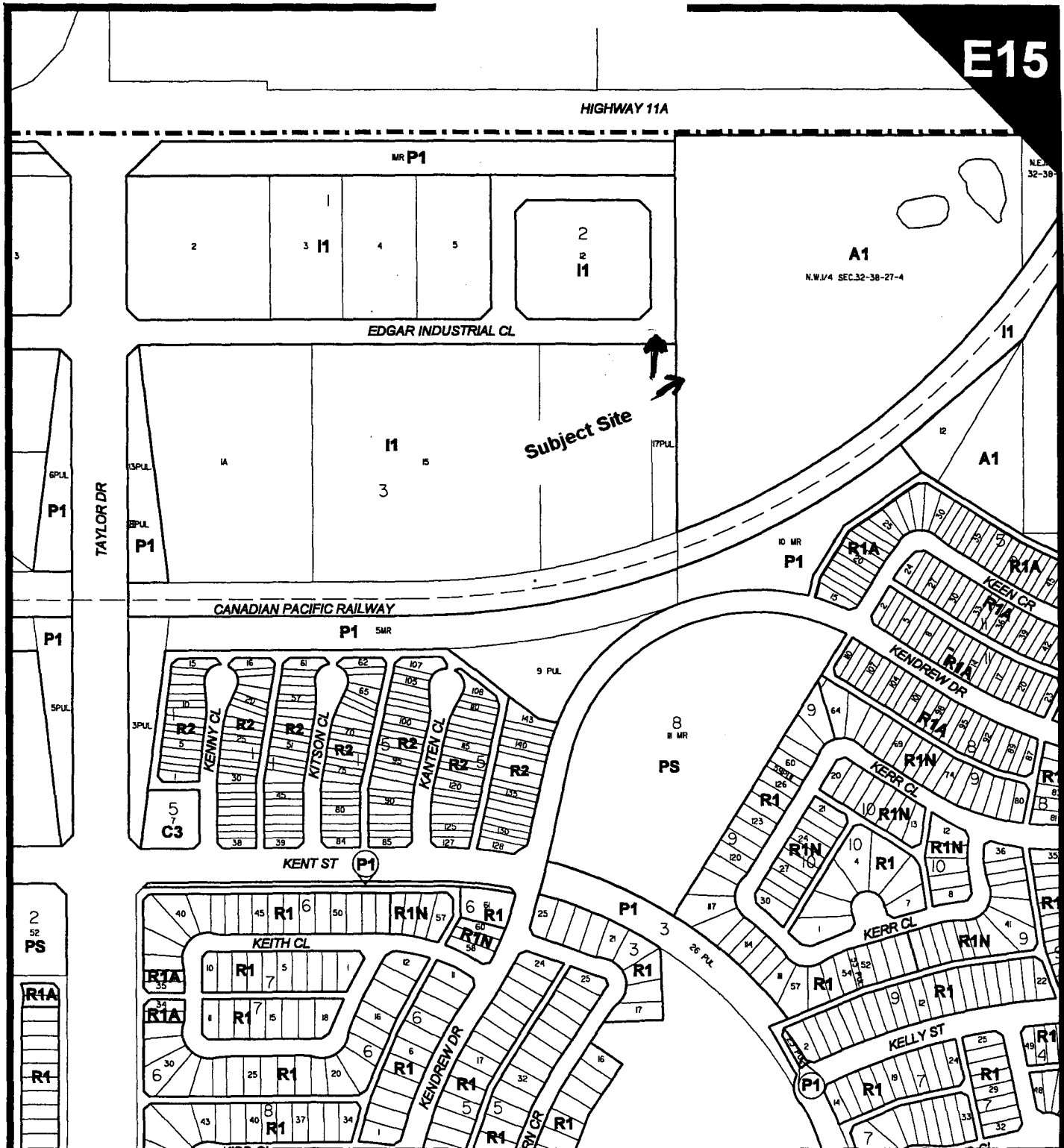
DATE DRAWN: MARCH 27, 2006

DRAWN BY: JDB

SCALE: 1:2500

LOCATION: PROJS \ 264 \ DESIGN \ ROAD EXCHANGE

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

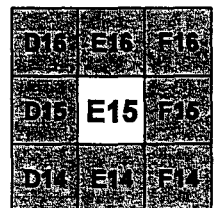
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 32

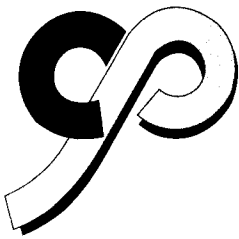
3156 / BB-98	Sept 8, 1998
3156 / D-99	Mar 29, 1999
3156 / J-2000	Apr 10, 2000
3156 / JJ-2000	Oct 23, 2000
3156 / Q-2001	May 22, 2001
3156 / T-2001	May 22, 2001
3156 / O-2002	May 21, 2002
3156 / FF-2002	July 15, 2002
3156 / D-2003	Mar 10, 2003

3156 / U-2003	June 16, 2003
3156 / DD-2003	July 14, 2003
3156 / LL-2003	Sept 8, 2003



NW 1/4 Sec 32
Twp 38 - Rge 27 - W4th

printed on
August 08, 2005



DATE: June 8, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/Q-2006
Edgar Industrial Close
HMI Industries Inc.

Proposal

HMI Industries Inc. is proposing to subdivide approximately 8.37 ha (20.68 ac.) within Edgar Industrial Park. The applicant seeks to rezone the lands from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District in order to create 2 industrial lots, 1 public utility lot, and 1 municipal reserve lot. The proposed uses would conform with the Northwest Area Structure Plan.

As part of this subdivision proposal, a partial road closure is required. This closed portion of road – approximately 2400 m² - would be required to form part of the subdivision's proposed public utility lot (PUL). This PUL may be zoned as I1, rather than P1, since the PUL is not required for public recreational use. Upon successful closure and consolidation, the lands would be rezoned to the I1 District. Appropriately, this closed connection of Edgar Industrial Close would then be reallocated approximately 50 metres to the east of its original location.

The proposed road widening of Highway 11A is in accordance with the requirements of Engineering Services. These lands would be required in order to accommodate future servicing and a future railway overpass.

In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County for comment. Final reading of the proposed bylaw could not be completed until any such comments are considered by Council.

Staff Recommendation

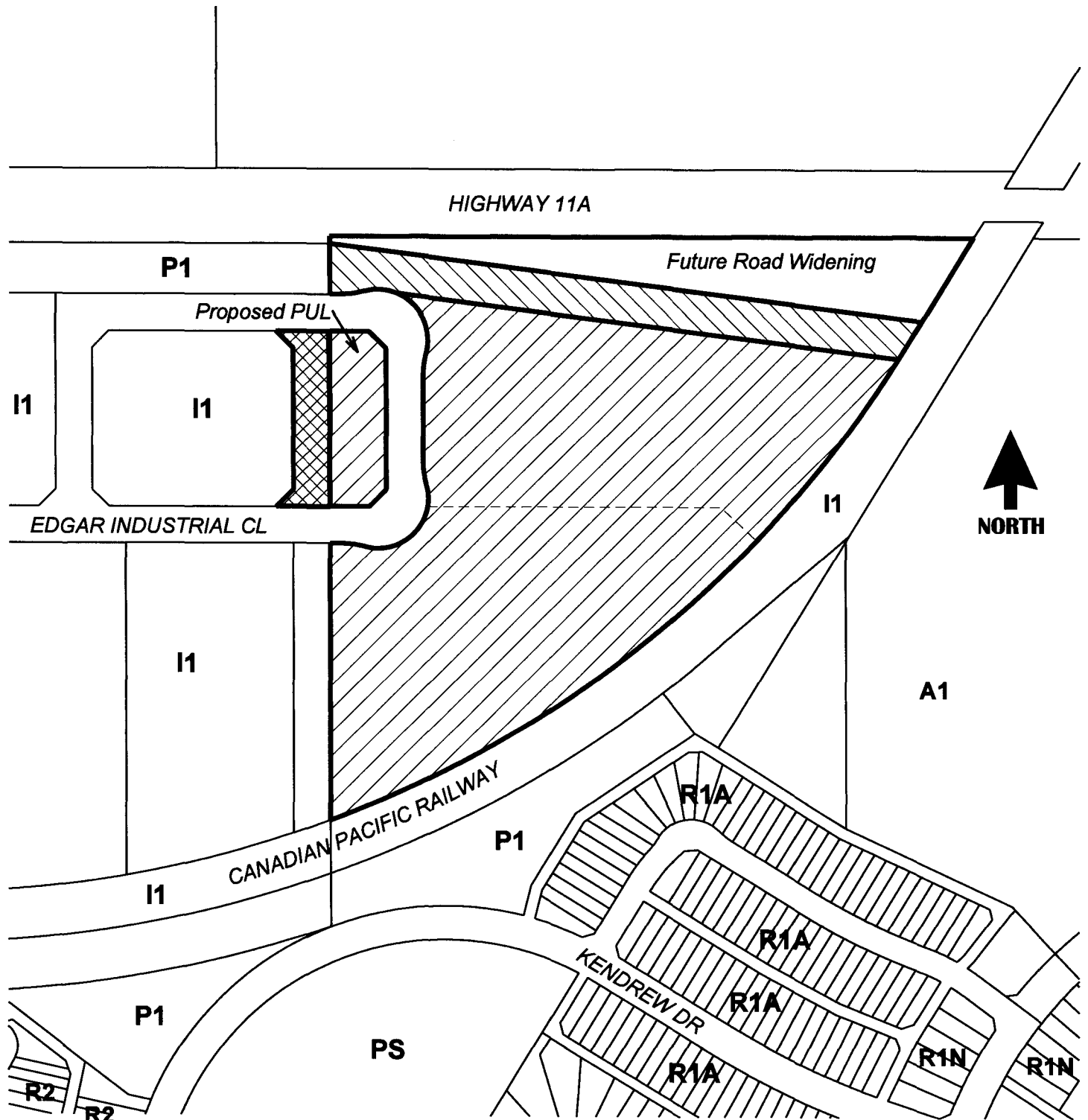
It is recommended that City Council, subject to first reading of the applicable road closure bylaw, proceed with first reading of Land Use Bylaw Amendment 3156/Q-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.




The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development
 I1 - Industrial (Business Service)
 P1 - Parks and Recreation

Change from :

Road to I1 
 A1 to I1 
 A1 to P1 

MAP No. 12 / 2006
 BYLAW No. 3156 / Q - 2006

Comments:

We agree with the recommendations of Administration. Public Hearings would be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Fax: 340-3038

Mr. Martin Broks
Al-Terra Engineering
202, 4708 – 50 Avenue
Red Deer, AB T4N 4A1

Dear Mr. Broks:

**Re: Request for Road Closure Bylaw – Bylaw 3361/2006
Land Use Bylaw Amendment 3156/Q-2006
Edgar Industrial Close
HMI Industries Inc.**

Red Deer City Council gave first reading to *Road Closure Bylaw 3361/2006* and *Land Use Bylaw Amendment 3156/Q-2006* at the City of Red Deer's Council Meeting held Monday, June 19, 2006. For your information, copies of the bylaws are attached.

Road Closure Bylaw 3361/2006 provides for the closure of road to facilitate the conversion of land from Road to Public Utility Lot for storm pond use as part of a subdivision proposed by HMI Industries. *Land Use Bylaw Amendment 3156/Q-2006* provides for the rezoning of approximately 8.37 ha (20.63 ac) of land within Edgar Industrial Park from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District. This will create 2 industrial lots, 1 public utility lot and 1 municipal reserve lot.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

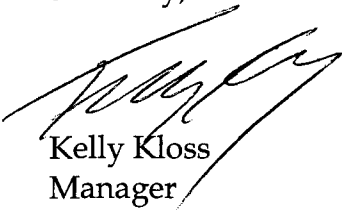
According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, June 28, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

..2/

Al-Terra Engineering
June 20, 2006
Page 2

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

KK/chk

/attach.

c Parkland Community Planning Services
 Land & Appraisal Coordinator
 C. Adams, Administrative Assistant

* * * Communication Result Report (Jun. 20. 2006 1:56PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: Jun. 20. 2006 1:54PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1658	Memory TX	3403038	P. 5	OK	

Reason for error

E. 1) Hang up or line fail

E. 3) No answer

E. 5) Exceeded max. E-mail size

E. 2) Busy

E. 4) No facsimile connection



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Fax: 340-3038

Mr. Martin Broks
 Al-Terra Engineering
 202, 4708 - 50 Avenue
 Red Deer, AB T4N 4A1

Dear Mr. Broks:

Re: Request for Road Closure Bylaw - Bylaw 3361/2006
Land Use Bylaw Amendment 3156/Q-2006
Edgar Industrial Close
HMI Industries Inc.

Red Deer City Council gave first reading to *Road Closure Bylaw 3361/2006* and *Land Use Bylaw Amendment 3156/Q-2006* at the City of Red Deer's Council Meeting held Monday, June 19, 2006. For your information, copies of the bylaws are attached.

Road Closure Bylaw 3361/2006 provides for the closure of road to facilitate the conversion of land from Road to Public Utility Lot for storm pond use as part of a subdivision proposed by HMI Industries. *Land Use Bylaw Amendment 3156/Q-2006* provides for the rezoning of approximately 8.37 ha (20.63 ac) of land within Edgar Industrial Park from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District. This will create 2 industrial lots, 1 public utility lot and 1 municipal reserve lot.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, June 28, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

..2/



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006

TO: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land and Economic Development Manager
Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Request for Road Closure Bylaw - Bylaw 3361/2006
Land Use Bylaw Amendment 3156/Q-2006
Edgar Industrial Close
HMI Industries Inc.

Reference Report:

Land and Appraisal Coordinator and Land & Economic Development Manager, dated June 9, 2006 and Parkland Community Planning Services, dated June 8, 2006

Bylaw Readings:

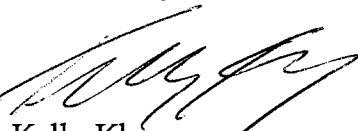
Road Closure Bylaw 3361/2006 and Land Use Bylaw Amendment 3156/Q-2006 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3361/2006 provides for the closure of road to facilitate the conversion of land from Road to Public Utility Lot for storm pond use as part of a subdivision proposed by HMI Industries. Land Use Bylaw Amendment 3156/Q-2006 provides for the rezoning of approximately 8.37 ha (20.63 ac) of land within Edgar Industrial Park from A1 Future Urban Development District to I1 Industrial (Light Industrial) District and P1 Parks and Recreation District. This will create 2 industrial lots, 1 public utility lot and 1 municipal reserve lot. This office will now proceed with the advertising for a Public Hearing. HMI Industries Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk

/attach.

- c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3361/2006

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1 The following portions of roadway in the City of Red Deer are hereby closed:

“All that portion of Edgar Close as shown on Plan 812 2730 lying within Plan_____. Excepting thereout all mines and minerals”.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

BYLAW NO. 3156/Q-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map E15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

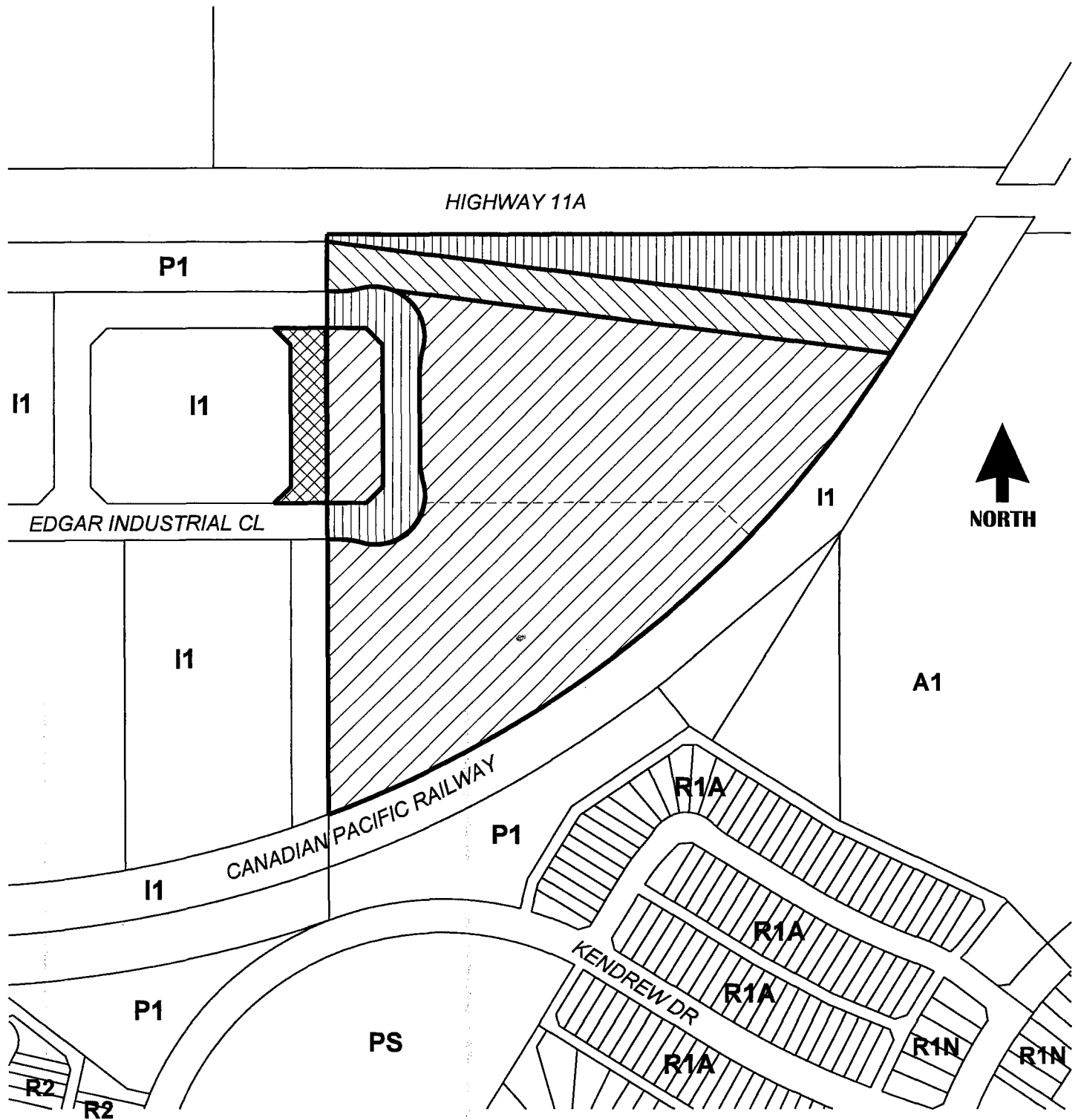
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK


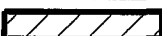


The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development
 I1 - Industrial (Business Service)
 P1 - Parks and Recreation

Change from :

Road to I1 
 A1 to I1 
 A1 to P1 
 A1 to Road 

MAP No. 12 / 2006
 BYLAW No. 3156 / Q - 2006

Memo

Date: June 6, 2006

To: Kelly Kloss, Legislative and Administrative Manager

From: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager

RE: **Offer To Purchase part of 22nd Street east of Taylor Drive
and Road Closure Bylaw**

Background:

Ulmer Realty Ltd. has expressed interest in purchasing part of 22nd Street east of Taylor Drive and part of the reserve adjacent to the east side of Taylor Drive south of 22nd Street (sketch attached). Ulmer Realty owns the adjacent lot to the south of 22nd, part of which is currently occupied by the Sobeys store, and wants this land for additional parking and future development considerations. 22nd Street is currently being relocated to the north and the intersection of Taylor and 22nd reconfigured rendering this part of the road and reserve land surplus.

The Administration supports the closure and sale of this portion of road and municipal reserve, as it is surplus to the City's needs, and the sale will provide opportunity for orderly redevelopment of this road and adjoining lands to the south. A report regarding the rezoning of this land appears elsewhere on this agenda.

Financial Implications:

Land and Economic Development have determined through an independent market value appraisal that the current fair market value for developable C2 commercial land in this area is \$18.00 per square foot. The approximate area of road to be closed and sold is 38,300 square feet (area A) less approximately 2,450 square feet of land to be acquired for road (area C) a net area of 35,850, of which approximately 6,450 square feet will be encumbered by a new storm sewer line in area A. Pursuant to the City's practice, the encumbered area will be sold at 75% of market value. The total proceeds of the sale of this part, approximately \$616,275.00 less the \$118,000.00 cost to relocate a storm line which bisected the site will be credited to the Road Right of Way Reserve. The storm line relocation is currently being carried out under a work order signed by the purchaser.

The approximate area of municipal reserve to be closed and sold is 14,700 square feet (area B) at 75% of the unencumbered market value generates \$198,450.00 to be credited to the Public Reserve Trust Fund. The discounting of the reserve lands is consistent with the City's past practice and is done in recognition of the functional obsolescence of the land due to its shape. Please note that the final calculation of the purchase price will be adjusted based on the area as determined by a legal surveyor.

Memo

77

Kelly Kloss
Page 2

Recommendation:

1. That City Council approve the closure and sale of 38,300 square feet, more or less, of 22nd Street east of Taylor Drive and 14,700 square feet of Lot 6MR, Block 1, Plan 942 2275, subject to the following conditions:
 1. The purchase price to be \$18.00 per square foot + GST for unencumbered land and \$13.50 per square foot + GST for encumbered and Municipal Reserve land with the final purchase price to be adjusted upon legal survey.
 2. Consolidation of the closed road and reserve land with Lot A, Block 1, Plan 032 3936.
 3. All costs associated with advertising and legal survey to be the responsibility of the Purchaser.
 4. The proceeds of the sale to be credited to the Road Right of Way Reserve and the Public Trust Reserve Fund proportionately to the areas sold.
 5. That a utility right of way be provided on the northerly five (5) meters of the road right of way to be closed.
 6. That the Purchaser enters into a Land Sale Agreement satisfactory to the City Solicitor.
2. City Council approves first reading of a bylaw having the effect of closing;
 1. All that portion of Chrysler avenue (22nd Street) as shown on plan 5326 HW lying within plan 062_____.
Excepting thereout all mines and minerals.
 2. All that portion of addition to road as shown on plan 942 4044 lying within plan 062_____.
Excepting thereout all mines and minerals.
 3. All that portion of Taylor Drive as shown on plan 942 2275 lying within plan 062_____.
Excepting all mines and minerals.

Memo

Kelly Kloss
Page 3

3. City Council instructs administration to schedule a public hearing for the disposal of;

"All that portion of Lot R6, Block1, Plan 942 2275 lying within plan 062_____

Excepting all mines and minerals.



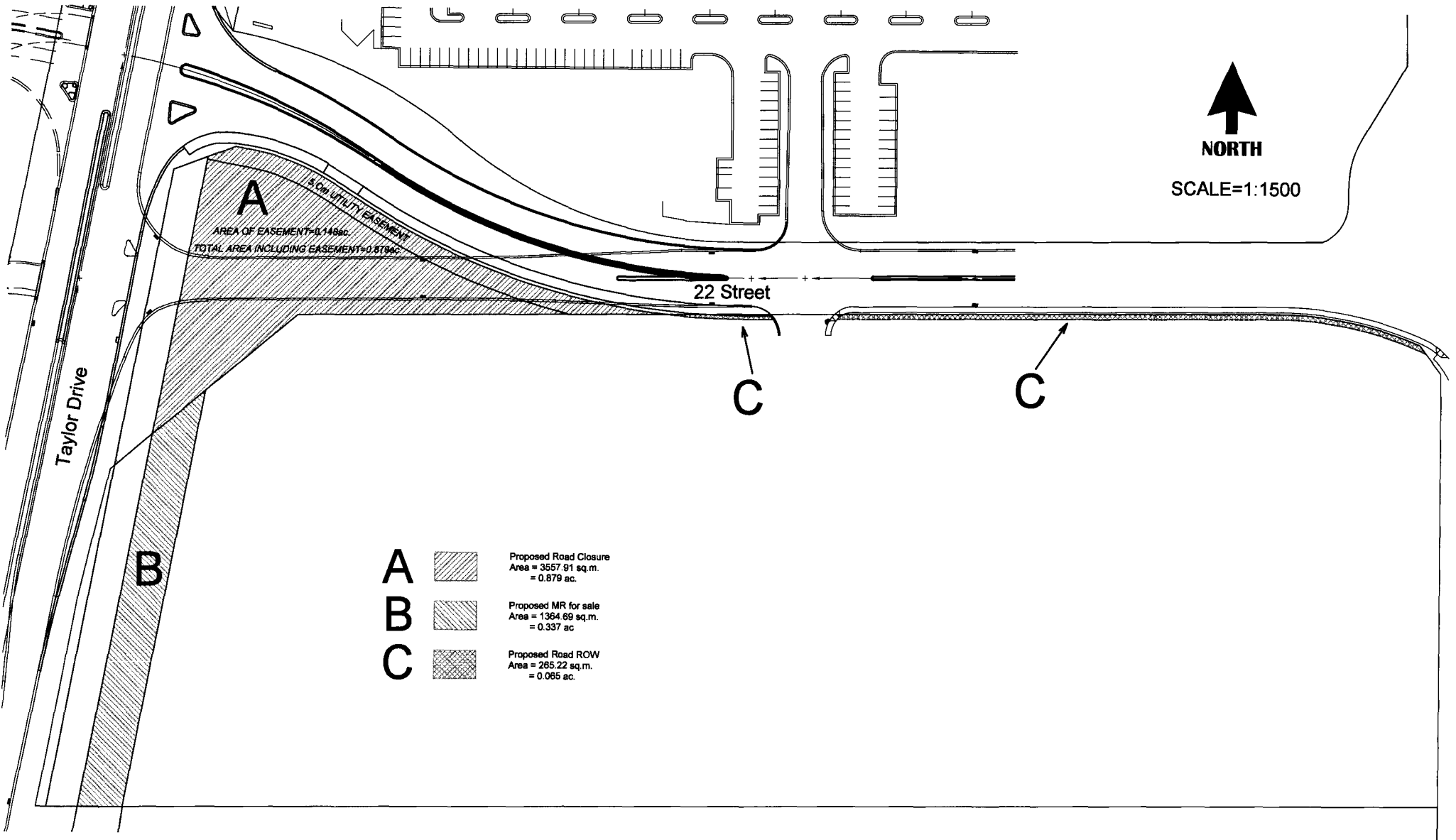
Russell Crook
Land and Appraisal Coordinator

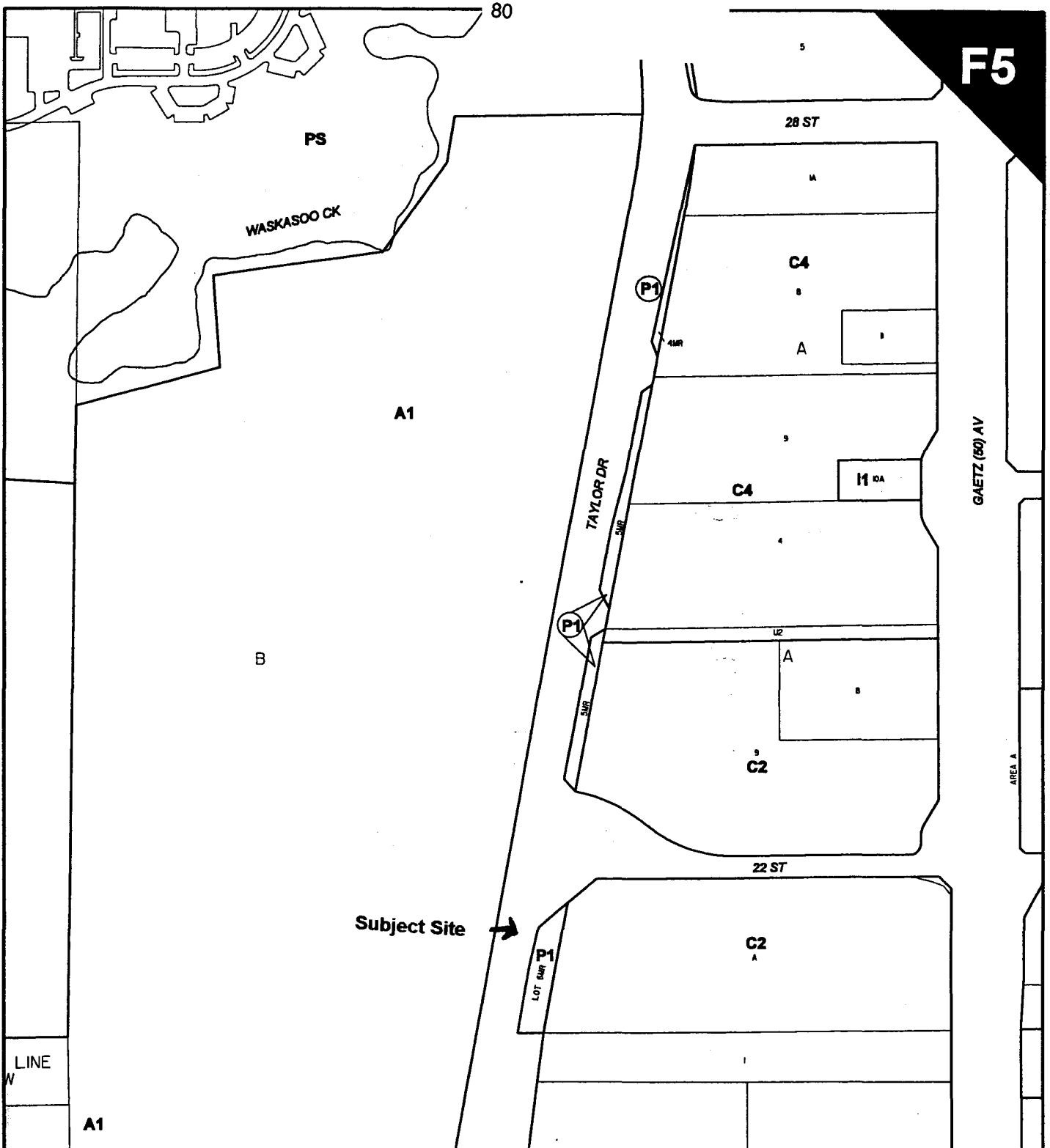


Howard Thompson
Land & Economic Development Manager

Attach.

c. Tom Warder, Engineering Services Manager
Greg Scott, Recreation Parks and Culture Manager





Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



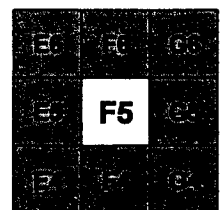
NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 05

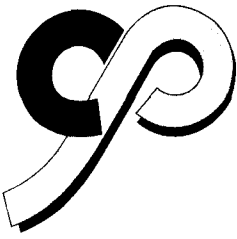
3156 / I-97	May 5, 1997
3156 / H-99	Mar 29, 1999
3156 / UU-2001	Dec 17, 2001



NE 1/4 Sec 05
Twp 38- Rge 27 - W4th

printed on
December 06, 2004

see reverse for additional constraints



DATE: June 8, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/U-2006
22nd Street at Taylor Drive

Proposal

The applicant is intending to create portions of road from an existing commercial parcel for the purpose of road widening. These portions of road would then form part of 22nd Street and would be removed from the current C4 Commercial (Regional and District Shopping Centre) District.

Also, the applicant is seeking to rezoning of an adjacent proposed municipal reserve disposal and adjacent proposed road closure to C4 Commercial (Regional and District Shopping Centre) District. Upon successful disposal and closure, these lands would then be consolidated with the adjacent commercial parcel. The partial road closure of 22nd Street reflects current road realignment construction.

The immediate commercial lands are presently undeveloped, while the easterly portion of the commercial parcel contains various commercial service facilities.

In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County for comment. Final reading of the proposed bylaw could not be completed until any such comments are considered by Council.

Staff Recommendation

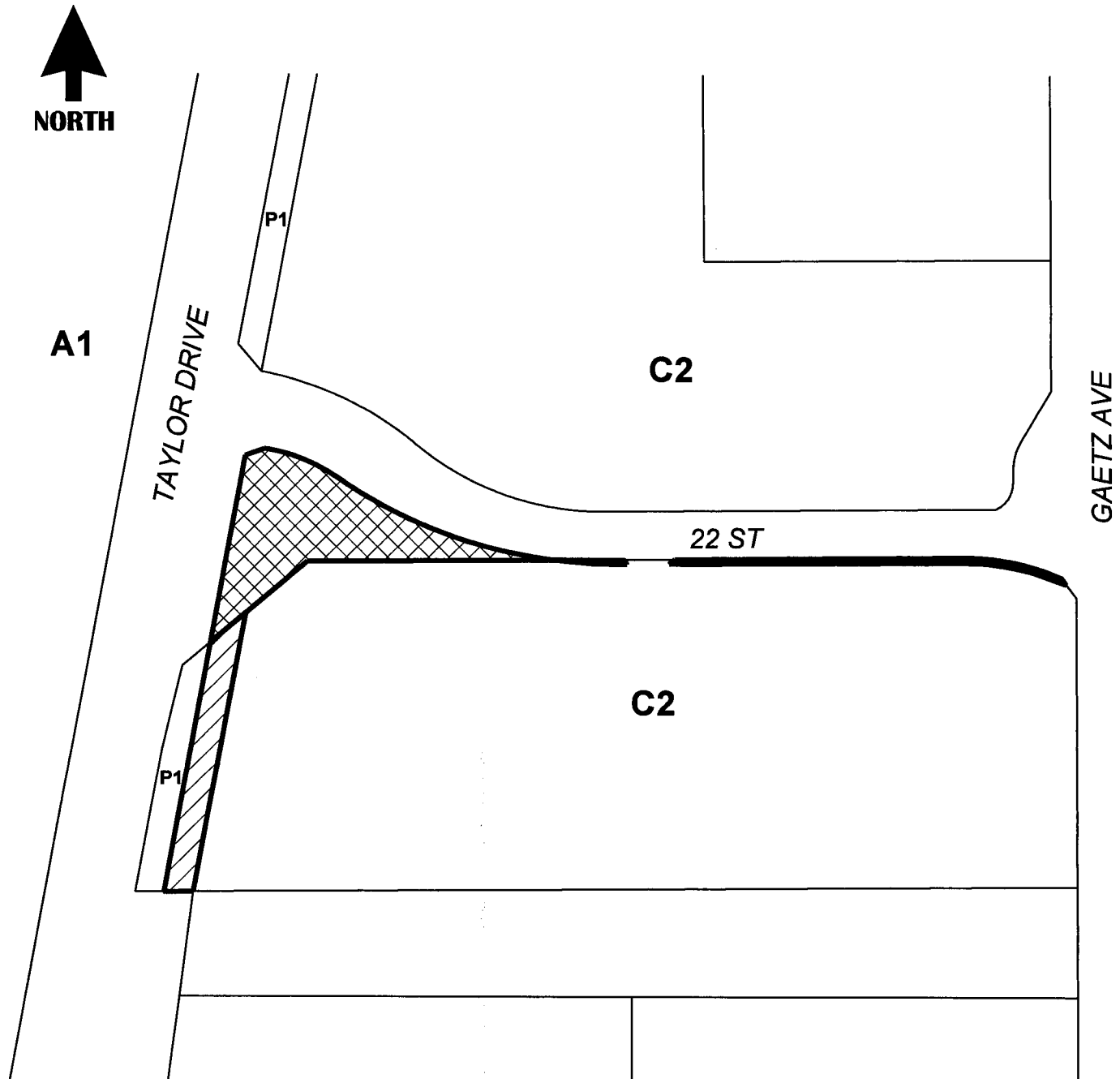
It is recommended that City Council, subject to first readings of the applicable municipal reserve disposal and road closure bylaw, proceed with first reading of Land Use Bylaw Amendment 3156/U-2006.

Martin Kvapil
PLANNING ASSISTANT


Tony Lindhout
CITY PLANNING MANAGER

Attach.

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

Road to C2 

P1 to C2 

C2 to Road 

AFFECTED DISTRICTS:

P1 - Parks & Recreation

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 16 / 2006

BYLAW No. 3156 / U - 2006

Comments:

We agree with the recommendations of Administration. Public Hearings would be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Memo

Date: June 8, 2006

To: Kelly Kloss, Legislative and Administrative Manager

From: Howard Thompson, Land & Economic Development Manager

RE: **Offer To Purchase Parts of Lot 7MR, Block 14, Plan 812 0222 by Imperial Oil and Sam Wong**

Background:

We have entered into conditional agreements with Imperial Oil and Sam Wong to sell portions of Lot 7MR Block 14, Plan 812 0222 Adjacent to 67th Street and 59 Avenue for legal access as shown on the attached sketch. Council's approval is requested to close and sell the Municipal Reserve, to be consolidated with the purchaser's existing and proposed adjacent commercial parcels.

A report requesting the rezoning of this land appears elsewhere on this meetings agenda.

Financial Implications:

Land and Economic Development have determined the current fair market value for commercial land in this area is \$10.00 per square foot for developable land to be discounted by 25% in recognition of an encumbrance to remain on the land.

The estimated total land area to be sold is 5,000 square feet and the estimated total purchase price is \$37,500.00 or \$7.50 per square foot plus GST. The final calculation of the purchase price will be adjusted based on the area as determined by a legal surveyor. The total proceeds of the sale of MR will be credited to the Public Reserve Trust Fund.

Recommendation:

That City Council approve the disposal and sale of 5,000 square feet, more or less, of Lot 7MR Block 14, Plan 812 0222, subject to the following conditions:

1. The purchase price to be \$7.50 per square foot + GST with the final purchase price to be adjusted upon legal survey.
2. Consolidation of the disposed areas of Lot 7MR Block 14, Plan 812 0222 with the adjacent commercial lots.
3. All associated costs for advertising and survey to be the responsibility of the Purchaser.
4. The proceeds of the sale to be credited to the Public Reserve Trust Fund.

Memo

Kelly Kloss

Page 2

5. City Council instructs administration to schedule a public hearing for the Disposal of Municipal Reserve described as;

"All that portion of Lot 7MR Block 14, Plan 812 0222 lying within Plan _____.
Excepting thereout all mines and minerals"



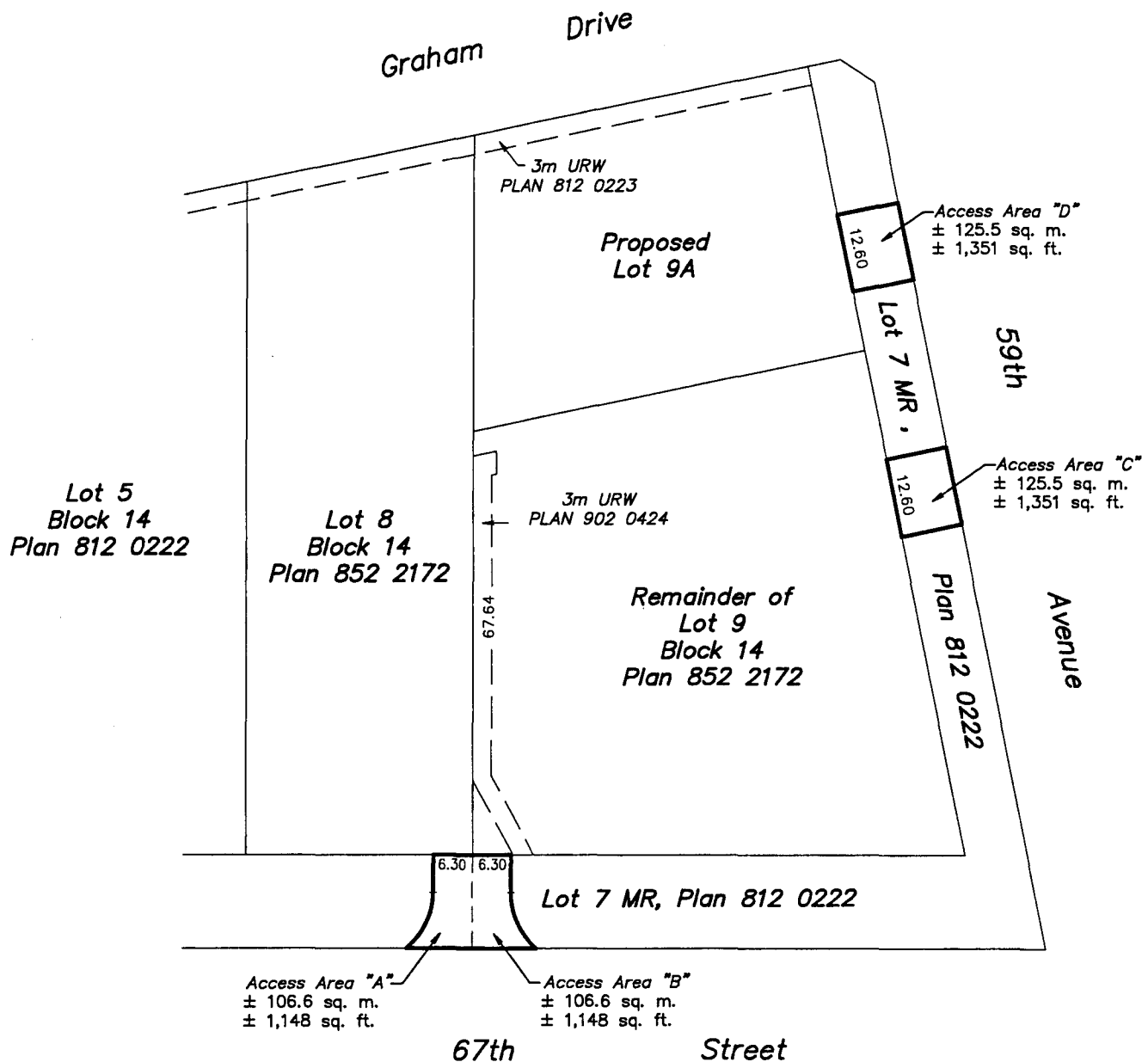
Russell Crook
Land and Appraisal Coordinator



Howard Thompson
Land and Economic Development Manager

Attach.

- c. Greg Scott, Recreation, Parks and Culture Manager



City of Red Deer

PLAN SHOWING

Proposed Reserve Cancellation

OF PART OF

Lot 7MR, Blk. 14, Plan 812 0222

WITHIN

S.W. 1/4 Sec. 29-38-27-4

NOTES:

—Distances shown are in metres.

—Area dealt with is bounded thus ———

Rev:

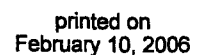
Date: Mar. 6th, 2006

Scale: 1 : 1000

File No.: S-084-05 tent

BEMOCO LAND SURVEYING LTD

21,7895-49th Avenue
Red Deer, Alberta



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: August 9, 2006

TO: Howard Thompson, Land and Economic Development Manager
Martin Kvapil, Parkland Community Planning Services

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222 by Imperial Oil and Sam Wong
Land Use Bylaw Amendment 3156/W-2006
59th Avenue and 67th Street
Glendale South Neighbourhood

Reference Report:

Land & Economic Development Manager, dated June 8, 2006 and Parkland Community Planning Services, dated June 8, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered a report from the Land & Economic Development Manager, dated June 8, 2006, re: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222 by Imperial Oil and Sam Wong, hereby approves the sale of 5,000 square feet, more or less, of Lot 7MR Block 14, Plan 812 0222, subject to the following conditions:

1. The purchase price to be \$7.50 per square foot plus GST with the final purchase price to be adjusted upon legal survey.
2. Disposal of the noted municipal reserve.
3. Consolidation of the disposed areas of Lot 7MR Block 14 Plan 812 0222 with the adjacent commercial lots.
4. All associated costs for advertising and survey to be the responsibility of the Purchaser.
5. The proceeds of the sale to be credited to the Public Reserve Trust Fund. "

Council Decision – June 19, 2006
Offer to Purchase Parts of Lots 7MR Block 14 Plan 812 0222
Disposal of Municipal Reserve
Land Use Bylaw Amendment 3156/W-2006
Page 2

Bylaw Readings:

Land Use Bylaw Amendment 3156/W-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes


Comments:

The Disposal of Municipal reserve provides for the sale of portions of Lot 7MR Block 14, Plan 812 0222 adjacent to 67th Street and 59th Avenue for legal access to the sites. Land Use Bylaw Amendment 3156/W-2006 provides for rezoning of the municipal reserve disposal from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District and then consolidation with adjacent subdivision lands.

Further Action:

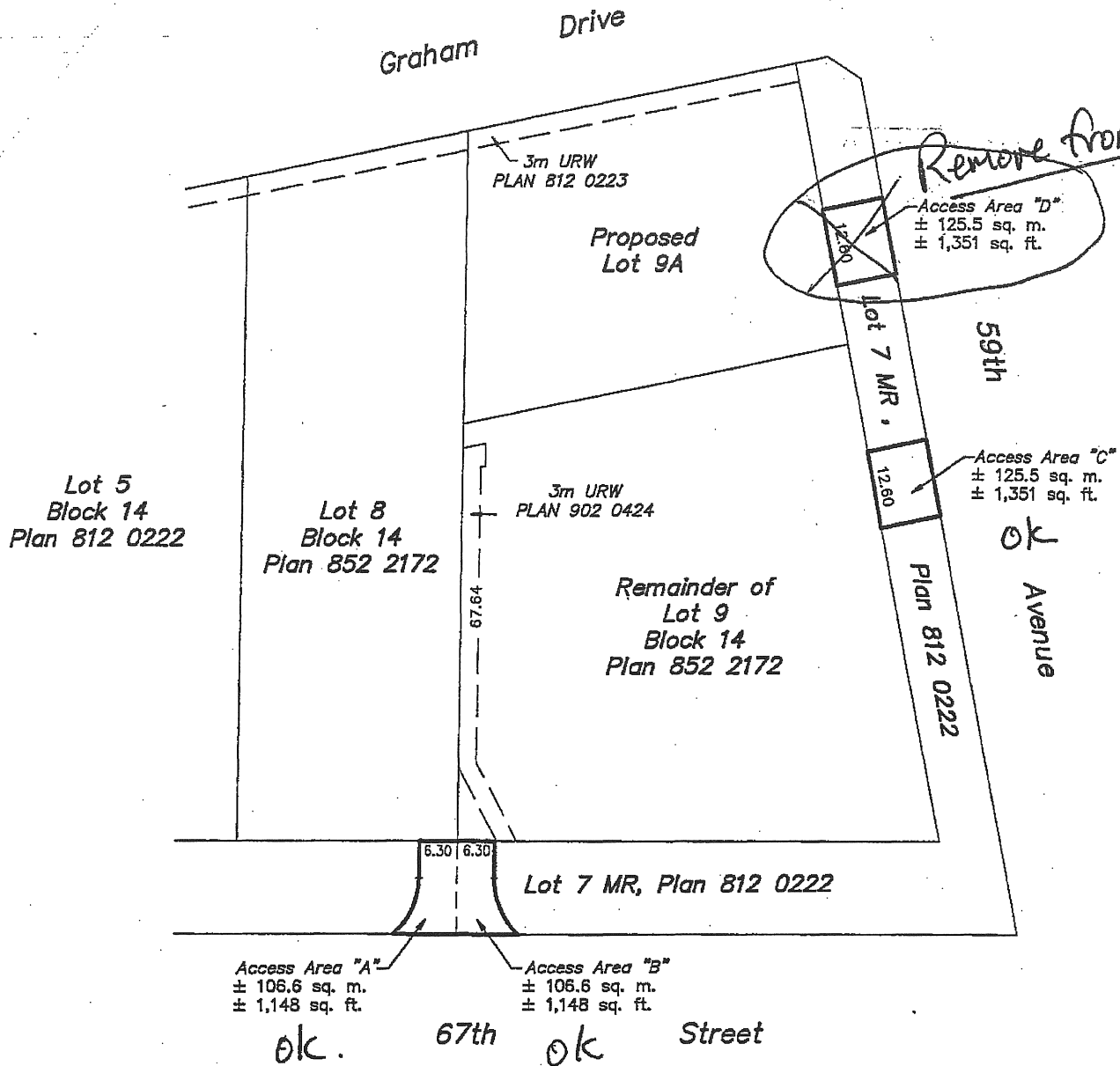
Council proceeded with initial steps to provide legal access across Lot 7MR, Block 14, Plan 812 0222 on June 19, 2006. Although Council agreed to proceed, concerns were identified regarding the two access points on 59th Avenue. Following discussion with City Administration, the attached map was agreed to and a revised Map 18/2006 was provided for Land Use Bylaw Amendment 3156/W-2006. This revised map will be included with the advertising for Public Hearings.

This office will now proceed with the advertising for Public Hearings which will be held on **Monday, August 28, 2006**, at 6:00 p.m. in Council Chambers, during Council's regular meeting. Imperial Oil, c/o Bemoco Land Surveying Ltd. and Sam Wong will be responsible for the advertising costs in this instance.


Nona Housenga
Deputy City Clerk

/chk
/attach.

c Director of Development Services
 Inspections & Licensing Manager
 C. Adams, Administrative Assistant
 T. Edwards, Clerk Steno



City of Red Deer

PLAN SHOWING

Proposed Reserve Cancellation

OF PART OF

Lot 7MR, Blk. 14, Plan 812 0222

WITHIN

S.W. 1/4 Sec. 29-38-27-4

NOTES:

- Distances shown are in metres.
- Area dealt with is bounded thus

Rev:

Date: Mar. 6th, 2006

Scale: 1 : 1000

File No.: S-084-05 tent

BEMOCO LAND SURVEYING LTD
21,7895-49th Avenue
Red Deer, Alberta

BYLAW NO. 3156/W-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map E12" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

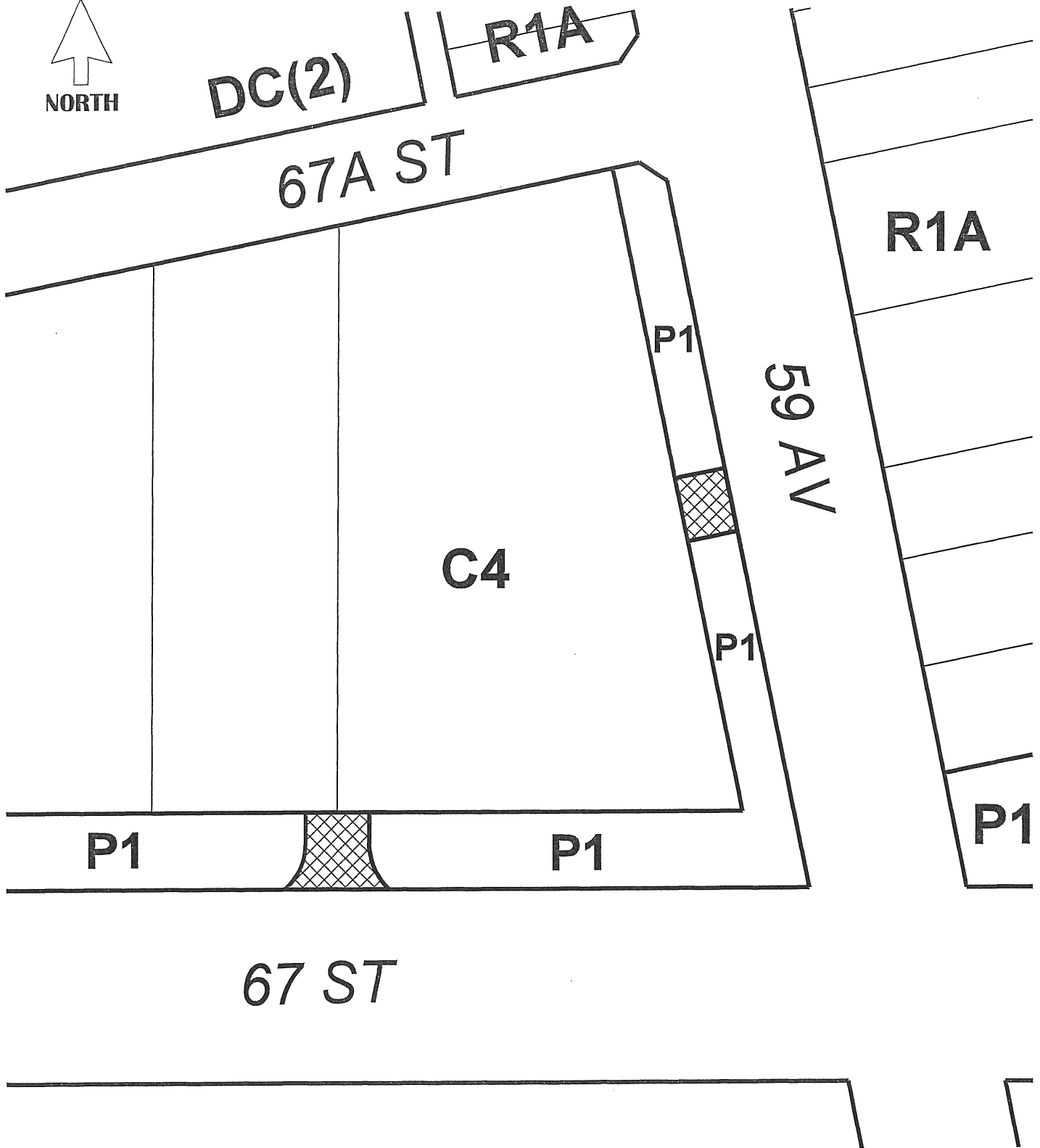
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

P1 - Parks & Recreation

C4 - Commercial (Major Arterial)

Change from :

P1 to C4



MAP No. 18 / 2006

BYLAW No. 3156 / W - 2006



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 9, 2006

Mr. Sam Wong
58 Flagstaff Close
Red Deer, AB T4N 6V1

Dear Mr. Wong:

**Re: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222
By Imperial Oil and Sam Wong
Land Use Bylaw Amendment 3156/W-2006
59th Avenue and 67th Street
Glendale South Neighbourhood**

Red Deer City Council gave first reading to Land Use Bylaw Amendment 3156/W-2006 at the City of Red Deer's Council Meeting held Monday, June 19, 2006. Council proceeded with the initial steps to provide legal access across Lot 7MR, Block 14, Plan 812 0222. Although Council agreed to proceed, concerns were identified regarding the two access points on 59th Avenue. Following discussion with City Administration, the attached plan was agreed to. We are now proceeding to advertise for the required Public Hearings to be held on Monday, August 28, 2006.

The following resolution was passed regarding the offer to purchase parts of Lot 7MR, Block 14, Plan 812 0222:

"Resolved that Council of the City of Red Deer having considered a report from the Land & Economic Development Manager, dated June 8, 2006, re: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222 by Imperial Oil and Sam Wong, hereby approves the sale of 5,000 square feet, more or less, of Lot 7MR Block 14, Plan 812 0222, subject to the following conditions:

1. The purchase price to be \$7.50 per square foot plus GST with the final purchase price to be adjusted upon legal survey.
2. Disposal of the noted municipal reserve.
3. Consolidation of the disposed areas of Lot 7MR Block 14 Plan 812 0222 with the adjacent commercial lots.
4. All associated costs for advertising and survey to be the responsibility of the Purchaser.
5. The proceeds of the sale to be credited to the Public Reserve Trust Fund."

...2/

Mr. Sam Wong
August 9, 2006
Page 2

The following resolution was passed regarding the Disposal of Municipal Reserve:

"Resolved that Council of the City of Red Deer having considered a report from the Land & Economic Development Manager, dated June 8, 2006, re: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222 by Imperial Oil and Sam Wong, hereby agrees that the following resolution be considered at the Council Meeting of Monday, June 17, 2006:

"Resolved that Council of the City of Red Deer having considered a report from the Land & Economic Development Manager, dated June 8, 2006, re: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222 by Imperial Oil and Sam Wong, hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot 7MR Block 14, Plan 812 0222 lying within Plan_____. Accepting there out all mines and minerals."

The Disposal of Municipal reserve provides for the sale of portions of Lot 7MR Block 14, Plan 812 0222 adjacent to 67th Street and 59th Avenue for legal access to the sites. Land Use Bylaw Amendment 3156/W-2006 provides for rezoning of the municipal reserve disposal from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District and then consolidation with adjacent subdivision lands.

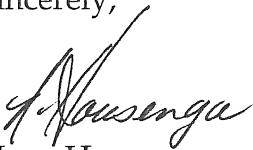
Council must hold Public Hearings before giving second and third readings of the bylaws. This office will now advertise for the Public Hearings to be held on Monday, August 28, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which would be \$700, is required by Wednesday, August 16, 2006. The cost of advertising is being shared between yourself and Imperial Oil so the amount of deposit required will be \$350. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Mr. Sam Wong
August 9, 2006
Page 3

Please call Mr. Howard Thompson, Land & Economic Development Manager, at 342-8106, if you have any questions or require additional information regarding the land sale.

Sincerely,

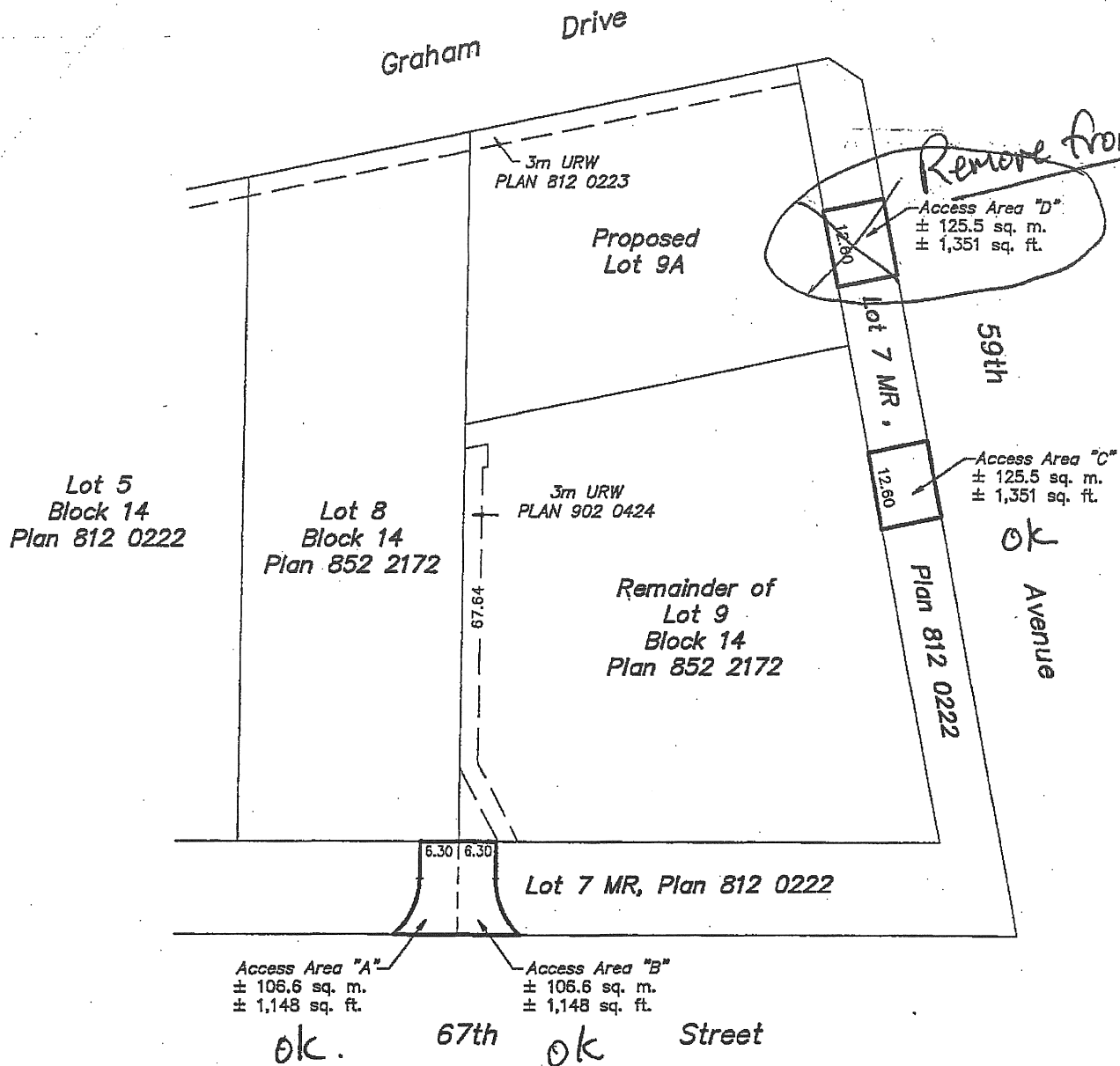
A handwritten signature in cursive script, appearing to read "N. Housenga".

Nona Housenga
Deputy City Clerk

NH/chk

/attach.

c Parkland Community Planning Services
 Land & Economic Development Manager
 C. Adams, Administrative Assistant



City of Red Deer

PLAN SHOWING

Proposed Reserve Cancellation

OF PART OF

Lot 7MR, Blk. 14, Plan 812 0222

WITHIN

S.W. 1/4 Sec. 29-38-27-4

NOTES:

- Distances shown are in metres.
- Area dealt with is bounded thus

Rev:
Date: Mar. 6th, 2006
Scale: 1 : 1000
File No.: S-084-05 tent
BEMOCO LAND SURVEYING LTD 21,7895-49th Avenue Red Deer, Alberta

BYLAW NO. 3156/W-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map E12" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

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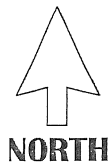
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AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



DC(2) R1A

67A ST

R1A

P1

59 AV

C4

P1

P1

P1

P1

67 ST

AFFECTED DISTRICTS:

P1 - Parks & Recreation

C4 - Commercial (Major Arterial)

Change from :

P1 to C4



MAP No. 18 / 2006

BYLAW No. 3156 / W - 2006



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 9, 2006

Fax: 342-2910

Mr. Murray Young
Bemoco Land Surveying Ltd.
#21, 7895 – 49 Avenue
Red Deer, AB T4P 2B4

Dear Mr. Young:

**Re: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222
By Imperial Oil and Sam Wong
Land Use Bylaw Amendment 3156/W-2006
59th Avenue and 67th Street
Glendale South Neighbourhood**

Red Deer City Council gave first reading to Land Use Bylaw Amendment 3156/W-2006 at the City of Red Deer's Council Meeting held Monday, June 19, 2006. Council proceeded with the initial steps to provide legal access across Lot 7MR, Block 14, Plan 812 0222. Although Council agreed to proceed, concerns were identified regarding the two access points on 59th Avenue. Following discussion with City Administration, the attached plan was agreed to. We are now proceeding to advertise for the required Public Hearings to be held on Monday, August 28, 2006.

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3. Consolidation of the disposed areas of Lot 7MR Block 14 Plan 812 0222 with the adjacent commercial lots.
4. All associated costs for advertising and survey to be the responsibility of the Purchaser.
5. The proceeds of the sale to be credited to the Public Reserve Trust Fund. "

...2/

Mr. Murray Young
August 9, 2006
Page 2

The following resolution was passed regarding the Disposal of Municipal Reserve:

"Resolved that Council of the City of Red Deer having considered a report from the Land & Economic Development Manager, dated June 8, 2006, re: Offer to Purchase Parts of Lot 7MR, Block 14, Plan 812 0222 by Imperial Oil and Sam Wong, hereby agrees that the following resolution be considered at the Council Meeting of Monday, June 17, 2006:

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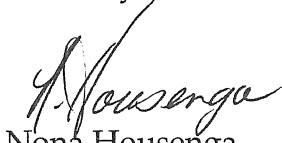
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According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which would be \$700, is required by Wednesday, August 16, 2006. The cost of advertising is being shared between yourself and Mr. Sam Wong so the amount of deposit required will be \$350. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Mr. Murray Young
August 9, 2006
Page 3

Please call Mr. Howard Thompson, Land & Economic Development Manager, at 342-8106, if you have any questions or require additional information regarding the land sale.

Sincerely,

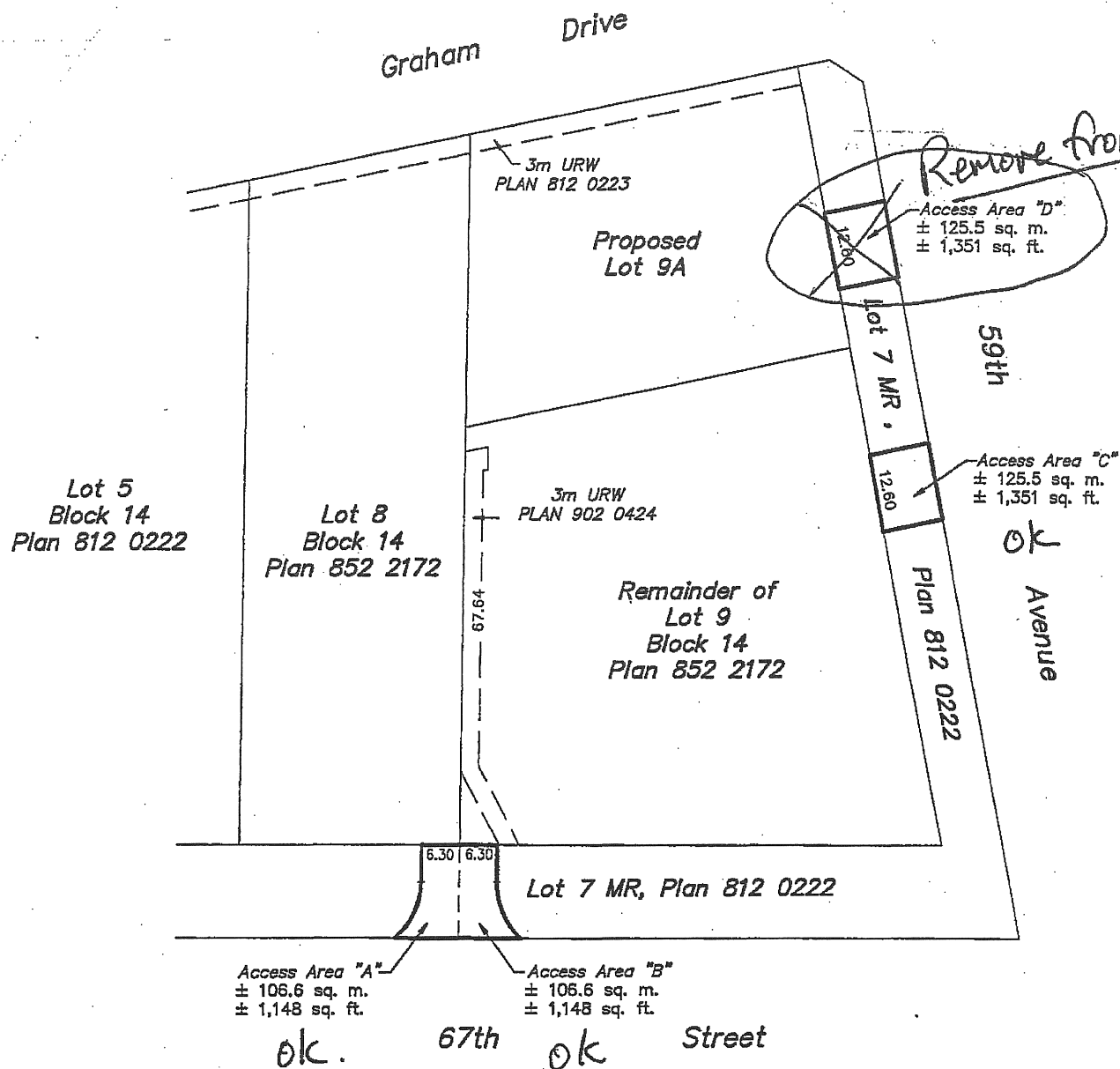


Nona Housenga
Deputy City Clerk

NH/chk

/attach.

- c Mr. Tom I. Wisener, Imperial Oil
Mr. Robert A. Seidel, Q.C., Davis & Company LLP
Parkland Community Planning Services
Land & Economic Development Manager
C. Adams, Administrative Assistant



City of Red Deer

PLAN SHOWING

Proposed Reserve Cancellation

OF PART OF

Lot 7MR, Blk. 14, Plan 812 0222

WITHIN

S.W. 1/4 Sec. 29-38-27-4

NOTES:

- Distances shown are in metres.
- Area dealt with is bounded thus _____

Rev:

Date: Mar. 6th, 2006

Scale: 1 : 1000

File No.: S-084-05 tent

BEMOCO LAND SURVEYING LTD

21,7895-49th Avenue
Red Deer, Alberta

BYLAW NO. 3156/W-2006

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COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

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READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

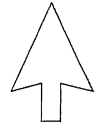
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



NORTH

DC(2)

R1A

67A ST

R1A

P1

59 AV

C4

P1

P1

P1

P1

67 ST

AFFECTED DISTRICTS:

P1 - Parks & Recreation

C4 - Commercial (Major Arterial)

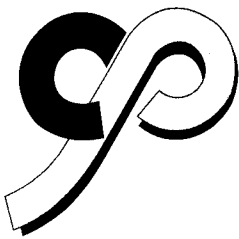
Change from :

P1 to C4



MAP No. 18 / 2006

BYLAW No. 3156 / W - 2006



DATE: June 8, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/W-2006
Lot 7MR, Plan 812 0222
59th Avenue and 67th Street
Glendale South Neighbourhood

Proposal

Municipal reserve disposal and concurrent rezoning have been initiated by a subdivision application affecting adjacent lands. The proposed municipal reserve disposals and rezoning are required in order to provide access to the adjacent proposed commercial parcels. Upon successful municipal reserve disposal, these portions of land would be rezoned from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District and then consolidated with the adjacent subdivision lands.

The intent of the mentioned proposed subdivision is to create 2 commercial lots. One of these proposed lots is currently undeveloped, while the other contains an existing service station. The proposed municipal reserve disposals would reflect the existing accesses to this development.

Staff Recommendation

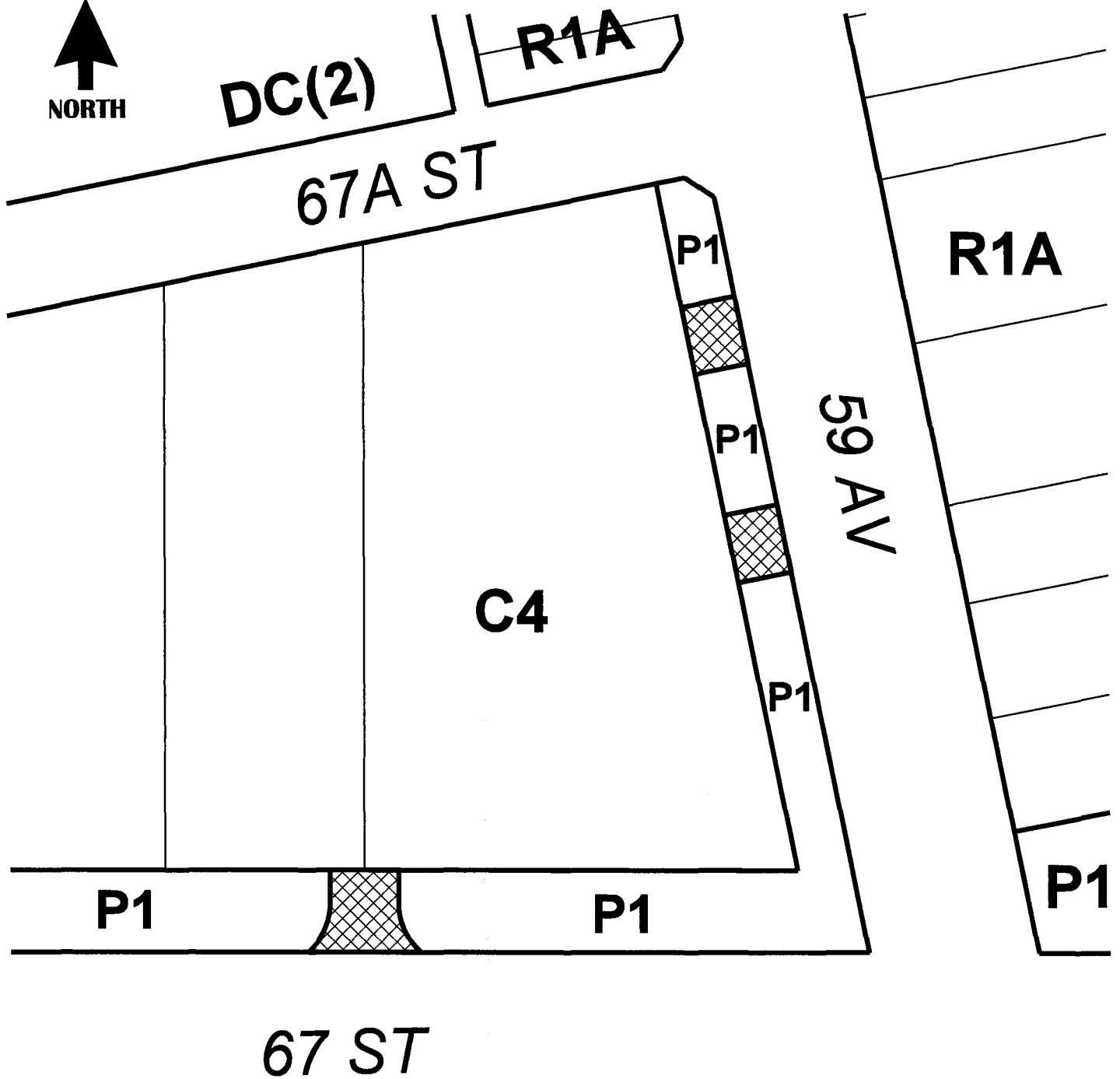
It is recommended that City Council, subject to first reading of the applicable municipal reserve disposal, proceed with first reading of Land Use Bylaw Amendment 3156/W-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

P1 - Parks & Recreation

C4 - Commercial (Major Arterial)

Change from :

P1 to C4



MAP No. 18 / 2006

BYLAW No. 3156 / W - 2006

Comments:

We agree with the recommendations of Administration and that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Fax: 1-519-896-1118

Mr. Michael Ulmer
Ulmer Realty Ltd.
330-B Trillium Drive
Kitchener, ON N2E 3J2

Dear Mr. Ulmer:

**Re: Offer to Purchase Part of 22nd Street East of Taylor Drive
Road Closure Bylaw 3362/2006
Disposal of Municipal Reserve
Land Use Bylaw Amendment 3156/U-2006**

Red Deer City Council gave first reading to Road Closure Bylaw 3362/2006 and Land Use Bylaw Amendment 3156/U-2006 at the City of Red Deer's Council Meeting held Monday, June 19, 2006. For your information, copies of the bylaws are attached.

Council also passed the following resolution regarding the offer to purchase part of 22nd Street East of Taylor Drive:

"Resolved that Council of the City of Red Deer having considered a report from the Land and Appraisal Coordinator and Land & Economic Development Manager, dated June 6, 2006, re: Offer to Purchase Part of 22nd Street East of Taylor Drive and Road Closure Bylaw, hereby approves the sale of 38,300 square feet, more or less, of 22nd Street East of Taylor Drive and 14,700 square feet of Lot 6MR, Block 1, Plan 942 2275, subject to the following conditions:

1. The purchase price to be \$18.00 per square foot plus GST for unencumbered land and \$13.50 per square foot plus GST for encumbered and Municipal Reserve land with the final purchase price to be adjusted upon legal survey.
2. Passage of the appropriate Road Closure Bylaw and disposal of the noted municipal reserve.
3. Consolidation of the closed road and reserve land with Lot A, Block 1, lan 032 3936.

4. All costs associated with advertising and legal survey to be the responsibility of the Purchaser.
5. The proceeds of the sale to be credited to the Road Right of Way Reserve and the Public Trust Reserve Fund proportionately to the areas sold.
6. That a utility right of way be provided on the northerly five (5) meters of the road right of way to be closed.
7. That the Purchaser enters into a Land Sale Agreement satisfactory to the City Solicitor. "

Council also passed the following resolution regarding the Disposal of Municipal Reserve:

"Resolved that Council of the City of Red Deer, having considered the report from the Land and Appraisal Coordinator and the Land & Economic Development Manager, dated June 6, 2006, re: Offer to Purchase Part of 22nd Street East of Taylor Drive and Road Closure Bylaw, hereby agrees that the following resolution be considered at the Council meeting of Monday, July 17, 2006:

"Resolved that Council of the City of Red Deer, having considered the report from the Land and Appraisal Coordinator and the Land & Economic Development Manager, dated June 6, 2006, re: Offer to Purchase Part of 22nd Street East of Taylor Drive and Road Closure Bylaw, hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R6, Block 1, Plan 942 2275 lying within Plan 062_____. Excepting all mines and minerals."

The Disposal of Municipal Reserve and Road Closure Bylaw 3362/2006 provide for the closure and sale of road to facilitate additional parking and future development considerations by Ulmer Realty Ltd. who own the adjacent lot currently occupied by Sobeys store. Land Use Bylaw Amendment 3156/U-2006 provides for the rezoning of municipal reserve disposal and road closure to C2 Commercial (Regional and District Shopping Centre) District. These lands would then be consolidated with the adjacent commercial parcel.

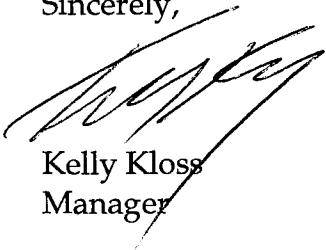
Ulmer Realty Ltd.
June 20, 2006
Page 3

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for a Public Hearing to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the Land Use Bylaw, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, June 28, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call Mr. Russell Crook, City of Red Deer Land and Appraisal Coordinator, at 342-8292, if you have any questions or require additional information regarding the land sale.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name and title.

Kelly Kloss
Manager

KK/chk

/attach.

c Parkland Community Planning Services
 Land & Appraisal Coordinator
 C. Adams, Administrative Assistant

* * * Communication Result Report (Jun. 20. 2006 1:43PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: Jun. 20. 2006 1:42PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
1657 Memory TX	15198961118	P. 6	OK	

Reason for error

E. 1) Hang up or line fail
E. 3) No answer
E. 5) Exceeded max. E-mail size

E. 2) Busy
E. 4) No facsimile connection



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 20, 2006

Fax: 1-519-896-1118

Mr. Michael Ulmer
Ulmer Realty Ltd.
330-B Trillium Drive
Kitchener, ON N2E 3J2

Dear Mr. Ulmer:

Re: Offer to Purchase Part of 22nd Street East of Taylor Drive
Road Closure Bylaw 3362/2006
Disposal of Municipal Reserve
Land Use Bylaw Amendment 3156/U-2006

Red Deer City Council gave first reading to Road Closure Bylaw 3362/2006 and Land Use Bylaw Amendment 3156/U-2006 at the City of Red Deer's Council Meeting held Monday, June 19, 2006. For your information, copies of the bylaws are attached.

Council also passed the following resolution regarding the offer to purchase part of 22nd Street East of Taylor Drive:

"Resolved that Council of the City of Red Deer having considered a report from the Land and Appraisal Coordinator and Land & Economic Development Manager, dated June 6, 2006, re: Offer to Purchase Part of 22nd Street East of Taylor Drive and Road Closure Bylaw, hereby approves the sale of 38,300 square feet, more or less, of 22nd Street East of Taylor Drive and 14,700 square feet of Lot 6MR, Block 1, Plan 942 2275, subject to the following conditions:

1. The purchase price to be \$18.00 per square foot plus GST for unencumbered land and \$13.50 per square foot plus GST for encumbered and Municipal Reserve land with the final purchase price to be adjusted upon legal survey.
2. Passage of the appropriate Road Closure Bylaw and disposal of the noted municipal reserve.
3. Consolidation of the closed road and reserve land with Lot A, Block 1, lan 032 3936.

Legislative & Administrative Services

DATE: June 20, 2006

TO: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land and Economic Development Manager
Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Offer to Purchase Part of 22nd Street East of Taylor Drive
Disposal of Municipal Reserve
Road Closure Bylaw 3362/2006
Land Use Bylaw Amendment 3156/U-2006
Ulmer Realty Ltd.

Reference Report:

Land and Appraisal Coordinator and Land & Economic Development Manager, dated June 6, 2006 and Parkland Community Planning Services, dated June 8, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered a report from the Land and Appraisal Coordinator and Land & Economic Development Manager, dated June 6, 2006, re: Offer to Purchase Part of 22nd Street East of Taylor Drive and Road Closure Bylaw, hereby approves the sale of 38,300 square feet, more or less, of 22nd Street East of Taylor Drive and 14,700 square feet of Lot 6MR, Block 1, Plan 942 2275, subject to the following conditions:

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2. Passage of the appropriate Road Closure Bylaw and disposal of the noted municipal reserve.
3. Consolidation of the closed road and reserve land with Lot A, Block 1, Plan 032 3936.
4. All costs associated with advertising and legal survey to be the responsibility of the Purchaser.
5. The proceeds of the sale to be credited to the Road Right of Way Reserve and the Public Trust Reserve Fund proportionately to the areas sold.
6. That a utility right of way be provided on the northerly five (5) meters of the road right of way to be closed.
7. That the Purchaser enters into a Land Sale Agreement satisfactory to the City Solicitor. "

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“All that portion of Lot R6, Block 1, Plan 942 2275 lying within Plan 062_____. Excepting all mines and minerals.”

Bylaw Readings:

Road Closure Bylaw 3362/2006 and Land Use Bylaw Amendment 3156/U-2006 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council’s regular meeting.

Comments/Further Action:

The Disposal of Municipal Reserve and Road Closure Bylaw 3362/2006 provide for the closure and sale of road to facilitate additional parking and future development considerations by Ulmer Realty Ltd. who own the adjacent lot currently occupied by Sobeys store. Land Use Bylaw Amendment 3156/U-2006 provides for the rezoning of municipal reserve disposal and road closure to C2 Commercial (Regional and District Shopping Centre) District. These lands would then be consolidated with the adjacent commercial parcel. This office will now proceed with the advertising for Public Hearings. Ulmer Realty Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
/attach.

- c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3362/2006

Being a bylaw to close portions of roads in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1 The following portions of roadways in the City of Red Deer are hereby closed:
 - a) "All that portion of Chrysler Avenue (22nd Street) as shown on Plan 5326 HW lying within Plan 062_____. Excepting thereout all mines and minerals."
 - b) "All that portion of addition to road as shown on Plan 942 4044 lying within Plan 062 _____. Excepting thereout all mines and minerals."
 - c) "All that portion of Taylor Drive as shown on Plan 942 2275 lying within Plan 062_____. Excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

BYLAW NO. 3156/U-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map F5" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of June 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

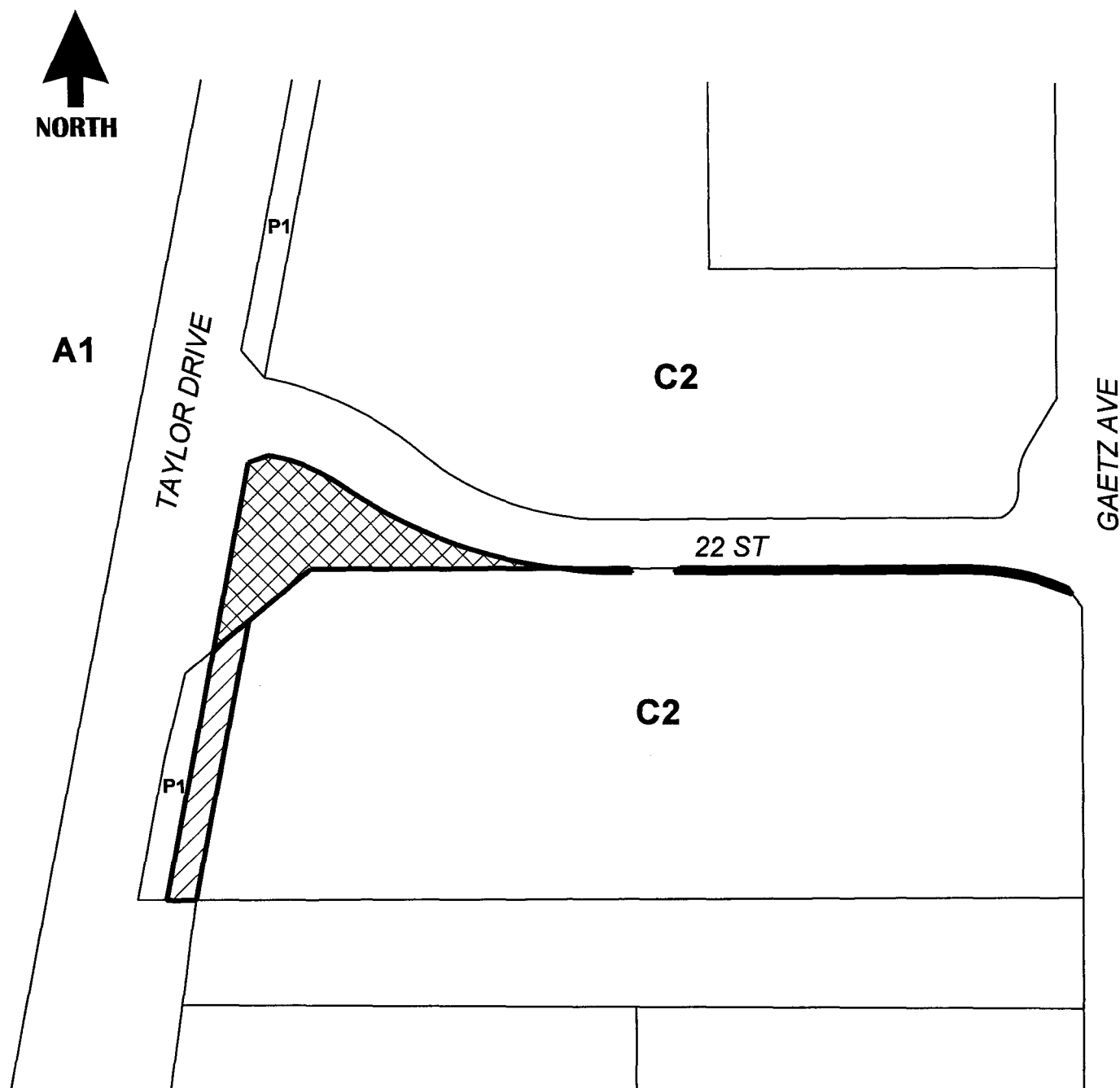
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MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

Road to C2 

P1 to C2 

C2 to Road 

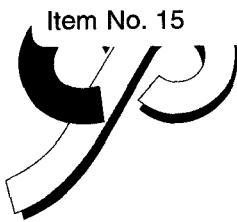
AFFECTED DISTRICTS:

P1 - Parks & Recreation

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 16 / 2006

BYLAW No. 3156 / U - 2006



DATE: June 14, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006

Background

Land Use Bylaw 3156/96 is a document that has grown in size through amendments, additional districts, regulations and growth of The City's boundaries. A more user friendly document for administration, subscribers, and the general public was desired.

Project Initiation

Concern from realtors, builders, city administration and the general public with regards to the ease of use of the City's Land Use Bylaw was noted by Parkland Community Planning Services and a reformatting project was proposed to improve the general use of the Land Use Bylaw.

Project Process

The Steering Committee consisted of city department representative of key users of the Land Use Bylaw:

- Legislative and Administrative Services
- Inspections and Licensing
- Land and Economic Development
- Communications
- IT Services
- City Solicitor
- Parkland Community Planning Services

The steering committee reviewed proposed formats, suggested minor amendments, and provided lists of corrections to be made. The steering committee reviewed and is in agreement with the proposed new format for the Land Use Bylaw.

The proposed format was circulated to key departments for a one month trial user test prior to being brought before City Council.

Land Use Bylaw amendments were tracked and imputed throughout the process to ensure the final proposed document was kept up to date.

The newly formatted Land Use Bylaw will be available on The City's website. Communications and IT services are currently working to create a webpage for the Land Use

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

Bylaw that will include a how to page, Land Use Bylaw maps available online in a PDF version as well as linkages to Webmap.

Highlights of New Land Use Bylaw Format

The proposed newly formatted Land Use Bylaw contains the following changes in order to provide a more user friendly document:

- a) How to Use the Land Use Bylaw – directional page inserted but not forming part of the Land Use Bylaw (See Appendix 1)
- b) Reference table included providing information on where to locate documents, groups or departments that are referenced in the Land Use Bylaw (See Appendix 2)
- c) Reordering of sections within the Land Use Bylaw to group similar topics together
- d) Table of Contents for each Part of the Land Use Bylaw (See Appendix 3)
- e) Sections within the Table of Contents listed in an order of sections most frequently referred to
- f) Sign regulations have been moved into the body of the Land Use Bylaw as opposed to appearing in a schedule at the back of the document
- g) Sign graphics added for illustrative purposes (See Appendix 4)
- h) Commercial District Uses quick reference table (See Appendix 5)
- i) Quick reference regulation tables (See Appendix 6)
- j) Symbol for Districts provide for ease of searching (See Appendix 7)
- k) Text is left justified throughout entire document
- l) Figures inserted where applicable text appears in the Land Use Bylaw
- m) Definitions appear in dictionary styles
- n) Tables used throughout document to consolidate information
- o) New numbering format
- p) C2 District split into C2A and C2B
- q) Alphabetized use tables
- r) Land Use Bylaw web page to be improved to link with GIS system and includes a better guide for the user.
- s) Index

Minor Land Use Bylaw Amendments

The following minor Land Use Bylaw text amendments are proposed and have been included in the proposed new Land Use Bylaw format:

1. Removal of the “not permitted list” in I1A -
 - List of not permitted uses was not consistent with the rest of the format throughout the districts within the Land Use Bylaw.
 - All uses that are not listed within the permitted or discretionary uses within a district are already deemed not permitted.
2. Maximum height within C3 District increased from 4.6 m to 6.0 m –

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
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- Request for amendment initiated by Inspections and Licensing, their department was receiving many requests for relaxations due to the 4.6 m height limitation, 6.0m maximum height now provide more flexibility for different architectural styles.
3. R1N maximum height increased from 8.5 m to 10 m –
 - All other residential districts within the Land Use Bylaw have a height maximum of 10.0 m, the amendment will make R1N dwellings conform with the other districts.
 4. Section 2.8 (3) from 3357/2006 and corresponding 13(3) from 3156/96 is amended by adding wording of “Notwithstanding any other provisions of this bylaw...”
 - This wording was added to eliminate any possible interpretation of contradiction with another section of the bylaw.
 5. Added new definitions to provide clarity to the interpretation of terms:
 - **Campground** means a place intended to accommodate temporary camping, including the erection of tents or the parking of trailers, holiday trailers, or recreational vehicles.
 - **Frontage** means the length of the front boundary of the lot or the width of the lot at the building line, whichever is greater.
 - **Landscaped Area** means the area of a site not covered by buildings, paving or driveways which is intended to be designed, constructed and laid out by contouring and the planting of vegetation such as trees, shrubs, lawn, plants or flowers or the installation of landscaping rock or other landscaping materials and ornaments.
 6. Additional residential landscaping regulations to reflect current policies and practices of Inspections and Licensing –
 - Section 4.7 (15) Landscaping Regulations (a) An owner of a residential site shall ensure that the landscaping on the landscaped area of the site is completed within two years of the date that a building permit is issued. (b) For the purpose of this section, completion of landscaping shall mean, at a minimum, that the landscaped area is covered by lawn.
 7. Removed “rehabilitation and corrective centre” uses from the Public Service District use tables -
 - uses intended for the rehabilitation and corrective centre can be interpreted or applied to the terms social care facility or institutional facility
 - the term “rehabilitation and corrective centre” only appears under the PS use tables and was intended to serve the Glendale Juvenile Half-Way house that can be a discretionary use within the PS District under social care facility.
 8. Updated Direct Control District and exception numbers in text form and maps.
 - Direct Control Districts 6 and 7 within bylaw 3156/96 were no longer needed and have been deleted.
 - All of the remaining direct control districts have been renumbered in the text and maps of bylaw 3357/2006.
 9. Corrected typographic errors

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
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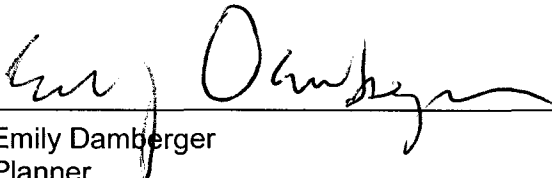
10. Correction of unintentional errors –
 - For example restaurant was listed as both a permitted and discretionary use in the C2 District. Restaurant is now a permitted use in the District.
11. The use of terms “Development Officer” and “Development Authority” throughout the entire Land Use Bylaw was clarified -
 - The entire Land Use Bylaw was reviewed by PCPS and the Inspections and Licensing Manager to ensure the use of terms “Development Officer” and Development Authority” reflected current practices.
12. Wording change to section dealing with “Application to Amend this Bylaw” –
 - Section 2.20 (1) and (4) of Land Use Bylaw and corresponding sections 31 (1) and (4) of Land Use Bylaw 3156/96 have replaced the term “City Clerk” with “Planning Department” to reflect current administrative procedure.
13. Wording change to section dealing with “Notice of Public Meeting and Hearing” -
 - Section 33 (2) of Land Use Bylaw 3156/96 currently reads as follows - “The applicant shall deposit with the City Clerk prior to scheduling a public meeting or any advertising, an amount equal to the estimated cost of the public meeting and any advertising costs.”
 - Corresponding Section 2.21 (2) of Land Use Bylaw 3357/2006 is amended and now reads – “The applicant shall make arrangements satisfactory to the City Clerk for the payment and the estimated cost of the public meeting and any advertising costs, prior to scheduling a public meeting or any advertising.”
 - The amendment was done to provide flexibility in the payment of public hearing fees for frequent clients dealing with City Clerk’s.
14. Addition of Transition and Effective Date clause –
 - A transition clause was added in LUB 3357/2006 for applications proceeding while Land Use Bylaw 3357/2006 is being adopted to ensure applications received prior to adoption will be considered under Land Use Bylaw 3156/96
 - The effective date clause states that Land Use Bylaw 3156 will be repealed following third reading of 3357/2006.
15. Updated and revised Small Quantity Exemptions Dangerous Goods Table – updated information was provided by emergency services and included in the new 3357/2006 Land Use Bylaw.

Planning Analysis

The proposed land use bylaw 3357/2006 is a newly formatted Land Use Bylaw that will be more user friendly for administration, commercial and general users of the Land Use Bylaw.


Recommendation

That City Council proceeds with first reading of Land Use Bylaw 3357/2006.


Emily Damberger
Planner

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006



 Tony J. Lindhout, ACP, MCIP
City Planning Manager

Attachments

- c. Colleen Jensen, Community Services Director
Paul Meyette, Inspections and Licensing Manager
Don Simpson, Chapman Riebeek
May Mitchell, Land and Economic Development Services
Krista Nymark, Communications
Leigh-Ann Khoshaba, IT Services

APPENDIX 1

Introduction: How to Use the Land Use Bylaw

The *Land Use Bylaw* establishes the regulations of how land may be developed. Regulations vary depending on the location and type of proposed development.

The following areas of the *Land Use Bylaw* will provide development information:

- Land Use Bylaw Maps - divide the city into land use districts *see Schedule A*
- Land Use Districts – lists uses and development standards allowed in each district *see Parts Four through Eight*
- Land Use Regulations – additional or specific requirements in addition to district regulations *see Parts Three through Eight*

Although there may be many reasons to consult the *Land Use Bylaw*, two types of particular situations may arise in which you will need to refer to the *Land Use Bylaw*.

1. You have a specific location you would like to develop:

- Step 1: Locate the property in question on the *Land Use Index Map (Schedule A)*. Turn to the applicable Land Use District Map. Each property has a district designation, for example “C1” Commercial (City Centre) District, note in which district the property is located.
- Step 2: Refer to the *Table of Contents (Parts Four through Eight)* and locate the property’s district and regulations pertaining to the district. In the district you will find a list of permitted and discretionary uses, and any specific regulations.
- Step 3: Review *Part Three, General Regulations Applicable to All Districts* for any additional regulations that may apply to your site, land use, district or building.

2. You have a specific type of development proposed but not a specific location:

- Step 4: Review the districts listed in the Table of Contents for districts that may allow your development proposal or refer to the index for a topic search.
- Step 5: Review the Land Use Bylaw Maps for location of districts or locate the districts using web map from the City of Red Deer’s web page <http://www.city.red-deer.ab.ca>

Discuss your proposal with Parkland Community Planning Services (being the planning agency for The City of Red Deer) and with The City of Red Deer Inspections and Licensing department. ***If you have any questions or require assistance please contact Inspections and Licensing (403)342-8190 or Parkland Community Planning Services (403)343-3394, or pcps@pcps.ab.ca .***

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 2

A list of reference materials links is provided to assist you in finding information regarding documents referred to in the *Land Use Bylaw*.

Reference	Location
"Class A" Liquor License	http://www.aglc.gov.ab.ca/pdf/5222.pdf
Alberta Building Code	http://www.municipalaffairs.gov.ab.ca/ss/building.cfm
Area Redevelopment Plans	http://www.pcps.ca/
Area Structure Plans	http://www.pcps.ca/
Business Revitalization Zone	http://www.experiencedowntownreddeer.com/
Canadian Mortgage and Housing Corporation guidelines	http://www.cmhc-schl.gc.ca/en/index.cfm
Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock"	http://www.canadanursery.com/canadanursery/cnla/publications.lasso & Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
City of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
City Utility Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Development Agreement	Engineering Services - http://www.city.red-deer.ab.ca/
Downtown Business Association	http://www.experiencedowntownreddeer.com/
Electrical Protection Act	http://www.qp.gov.ab.ca/index.cfm
Engineering Standards	Engineering Services - http://www.city.red-deer.ab.ca/
Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program	http://www.ec.gc.ca/water/en/manage/flood/e_alta.htm#R
Municipal Development Plan	http://www.pcps.ca/
Greater Downtown Action Plan	http://www.pcps.ca/
Heritage Business Park	http://www.pcps.ca/
Heritage Preservation Committee	http://www.pcps.ca/
Irrevocable Letter of Credit	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
License to Occupy Agreement	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Local Authorities Election Act	http://www.qp.gov.ab.ca/index.cfm
Local Improvement Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Main Street Local Advisory Board	http://www.experiencedowntownreddeer.com/
Municipal Government Act	http://www.qp.gov.ab.ca/index.cfm
National Fire Code	http://www.fireplanning.com/nationalfirecodeofcanada.html
Parkvale Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Red Deer Main Street Programme	http://www.experiencedowntownreddeer.com/
Red Deer Visitor and Convention Bureau	http://www.city.red-deer.ab.ca/
Riverside Meadows Area Redevelopment Plan	http://www.pcps.ca/
Riverside Meadows Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Safety Codes Act	http://www.qp.gov.ab.ca/index.cfm

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
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Taxi Business Bylaw	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Transportation of Dangerous Goods Control Act	http://www.qp.gov.ab.ca/index.cfm

APPENDIX 3

Part Four: Residential Districts and Regulations

4.1 R1 Residential (Low Density) District

- (1) R1 Permitted and Discretionary Uses Table:
- (2) R1 Residential (Low Density) District Regulations:

4.2 R1A Residential (Semi-Detached Dwelling) District

- (1) R1A Permitted and Discretionary Uses Table:
- (2) R1A Residential (Semi-Detached Dwelling) Regulations

4.3 R1N Residential (Narrow Lot) District

- (1) R1N Permitted and Discretionary Uses Table:
- (2) R1N Residential (Narrow Lot) Regulations

4.4 R2 Residential (Medium Density) District

- (1) R2 Permitted and Discretionary Uses Table:
- (2) R2 Residential (Medium Density) Regulations
- (3) R2 Residential (Medium Density) Site Location

4.5 R3 Residential (Multiple Family) District

- (1) R3 Permitted and Discretionary Uses Table:
- (2) R3 Residential(Multiple Family)Regulations.....
- (3) R3 Residential(Multiple Family) Site Development.....

4.6 R4 Residential (Manufactured Home) District

- (1) R4 Permitted and Discretionary Uses Table:
- (2) R4 Residential (Manufactured Home) Regulations

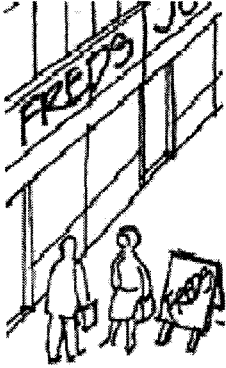
4.7 Residential District Regulations

- (1) General Regulations
- (2) Redevelopment in Existing Neighbourhoods
- (3) Accessory Residential Structures
- (4) Objects Prohibited or Restricted in Yards.....
- (5) Projections Over Yards
- (6) Corner Sites Restrictions (Site Lines).....
- (7) Vehicular Access to Lots from Public Roadways.....
- (8) Home Occupations
- (9) Secondary Suites Development Regulations
- (10) Home Music Instructor/Instruction.....
- (11) Bed & Breakfasts
- (12) Temporary Home Stay Accommodations.....
- (13) Garden Suite Building Regulations
- (14) Temporary Building Permits

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 4

A-board means a self supporting
A-shaped local advertising sign which
is set upon the ground and has no
external supporting structure;



A-board sign for illustrative purposes

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 5

USES	C1	C1A	C2A	C2B	C3	C4
Above ground storage tanks	D*		D*		D*	D*
Accessory building or use	D	D	D	D	D*	D
Commercial Entertainment Facility	D		D			
Commercial Recreation Facility	P	D	D	D		P
Commercial Service Facility	P	P	P	P	D*	P
Dangerous Goods Occupancy	D	D		D	D*	D
Drinking Establishment	D*	D*	D*	D*		
Dwelling units above the ground floor	P		D	D	D	
Health and Medical Services						
Home Occupations	D	D	D	D	D	
Hostel	D	D				D
Hotel or Motel	P	D	D			D
Institutional Service Facility	P	D				
Late Night Club	D	D				
Liquor, Beer or Wine Sales			D			
Manufacturing		D				
Merchandise Sales/Rental	P*	P*/D	P*	P*	P*	P*/D*
Motor Vehicle Service and Repair	D*		D*	D*	D*	
Multiple Family Building	D*	D				
Office	P	P	P*			
Office-Medical					D*	
Outdoor Display of Goods						D
Parking Lot	D	D	D	D		
Parking Structure	D	D				
Restaurant	P	P	P	D	D	P
Service and Repair of Goods	P*	D	P*	P*	P*	P*
Signs: a-board	P	P	D	D		
Signs: awning and canopy	P	P	P	P	P	P
Signs: billboards	P*	P*				P*/D*
Signs: fascia	P	P	P	P	P	P
Signs: free standing	P	P	P	P	D	P
Signs: neighbourhood	P	P				
Signs: painted wall	D	D	D	D		P
Signs: projecting	P	P	P	P	P	P
Signs: under canopy	P	P	D	D	D	P
Signs: wall	D	D				
Social Care Residence	D	D				
Transportation, Utility or Communication Facility		D	D	D	D*	D
Warehouse		D*				D
P = Permitted Use D = Discretionary Use Blank = Use Not Allowed						

*refer to district for exceptions and regulations

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 6

General Regulations	C1	C1A	C2 A&B	C3	C4
Floor Area Minimum: Dwelling units	37.0 m ² maximum – 3 times site area	37.0 m ²	55.0 m ²	55.0 m ²	n/a
Floor Area Maximum: Commercial	nil	1/3 of site area (ground floor)	Gross leasable floor area shall not exceed 1/3 of site area	1/3 of site area	1/3 of site area
Building Height Maximum:	Controlled by maximum floor area ratio	As approved by the Commission	3 storeys	1 storey (6.0 m max) unless the approval allows dwelling units above the ground floor , then a 2 nd storey is allowed	3 storeys

APPENDIX 7

4.1 R1 Residential (Low Density) District

R1

General Purpose

The general purpose of this District is to provide land which will be used for low density residential development.



COUNCIL MEETING OF JUNE 19TH , 2006

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: CITY OF RED DEER NEW
LAND USE BYLAW 3357/2006**



Land Use Bylaw

No. 3357/2006

Introduction: How to Use the Land Use Bylaw

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Discuss your proposal with Parkland Community Planning Services (being the planning agency for The City of Red Deer) and with The City of Red Deer Inspections and Licensing department. *If you have any questions or require assistance please contact Inspections and Licensing (403)342-8190 or Parkland Community Planning Services (403)343-3394, or pcps@pcps.ab.ca .*

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Area Redevelopment Plans	http://www.pcps.ca/
Area Structure Plans	http://www.pcps.ca/
Business Revitalization Zone	http://www.experiencedowntownreddeer.com/
Canadian Mortgage and Housing Corporation Guidelines	http://www.cmhc-schl.gc.ca/en/flash.html
Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock"	http://www.canadanursery.com/Page.asp?PageID=122&ContentID=841 & Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
City of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
City Utility Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Development Agreement	Engineering Services - http://www.city.red-deer.ab.ca/
Downtown Business Association	http://www.experiencedowntownreddeer.com/
Electrical Protection Act	http://www.qp.gov.ab.ca/index.cfm
Engineering Standards	Engineering Services - http://www.city.red-deer.ab.ca/
Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program	http://www.ec.gc.ca/water/en/manage/flood/e_alta.htm#R
Municipal Development Plan	http://www.pcps.ca/
Greater Downtown Action Plan	http://www.pcps.ca/
Heritage Business Park	http://www.pcps.ca/
Heritage Preservation Committee	http://www.pcps.ca/
Irrevocable Letter of Credit	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
License to Occupy Agreement	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Local Authorities Election Act	http://www.qp.gov.ab.ca/index.cfm
Local Improvement Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Main Street Local Advisory Board	http://www.experiencedowntownreddeer.com/
Municipal Government Act	http://www.qp.gov.ab.ca/index.cfm
National Fire Code	http://www.nationalcodes.ca/nfc/index_e.shtml
Parkvale Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Red Deer Main Street Programme	http://www.experiencedowntownreddeer.com/
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Transportation of Dangerous Goods Control Act	http://www.qp.gov.ab.ca/index.cfm

Note:

This page is intended only to assist users and does not form part of the Bylaw.

BYLAW NO. 3357/2006

Being a Bylaw to amend and repeal Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1.5 Transition

- (1)** Notwithstanding the repeal of Land Use Bylaw 3156/96, by the Bylaw, any decision of the Development Authority or the Subdivision and Development Appeal Board, made thereunder and any development permit or occupancy permit issued thereunder shall be deemed for all purposed to have been made or issued under this Bylaw.
- (2)** An appeal commenced respecting a decision under Land Use Bylaw 3156/96 and amendments thereto shall be continued to its conclusion under Bylaw 3156/96 as if this Bylaw had not come into force, and the former Bylaw had remained in force.
- (3)** Any amendments to Land Use Bylaw 3156/96 having received first or second reading thereunder shall be deemed to have received the required first or second reading under the Bylaw and upon receiving third reading shall constitute an amendment to this Bylaw.

1.6 Effective Date

- (1)** This Bylaw comes into force and takes effect upon the date of its third reading.
- (2)** Land Use Bylaw 3156/96 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2006.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2006.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2006.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2006.

MAYOR

CITY CLERK

Part One: Title, Definitions, General Operative Clauses

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1.2 General Operative Clauses.....	1-2
1.3 Definitions.....	1-4
1.4 Establishment of Districts.....	1-14
1.5 Effective Date.....	1-15
1.6 Transition.....	1-16

Part Two: Administrative Duties and Responsibilities, Procedures, Bylaw Amendments and Council Guidelines

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2.2 Permission Required for Development.....	2-2
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2.7 Development Officer’s Decisions on Permit Applications.....	2-6
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2.9 Public Notification.....	2-7
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Bylaw No. 3357/2006

Being a Bylaw of The City of Red Deer in the Province of Alberta to regulate and control the use and development of land and buildings within the city of Red Deer.

The Council of The City of Red Deer in the Province of Alberta enacts as follows:

Part One: Title, Definitions, General Operative Clauses

1.1 Title

This Bylaw shall be known as the “Land Use Bylaw”.

1.2 General Operative Clauses

(1) Purpose of the Land Use Bylaw

The purpose of this Bylaw is to regulate and control or to prohibit the use and development of land and buildings within The City to achieve the orderly, economical and beneficial development and use of land and patterns of human settlement for the overall greater public interest and for that purpose, amongst other things:

- (a) to divide The City into districts,
- (b) to prescribe for each district the one or more uses of land and buildings that:
 - (i) are permitted, with or without conditions,
 - (ii) may be allowed as discretionary uses, with or without conditions,
- (c) to establish the office of one or more development officers,
- (d) to establish a method of making decisions on applications for development permits and issuing development permits, and
- (e) to provide the manner in which notice of the issuance of a development permit is to be given.

(2) Application of the Land Use Bylaw

This Bylaw applies to all buildings, land, and development within The City, including signs, except:

- (a) the use of a building or part thereof as a temporary campaign headquarters or polling station for a federal, provincial or municipal election or referendum,
- (b) the construction and maintenance of:
 - (i) public utilities on public thoroughfare, utility easement, utility lot or parking areas; and
 - (ii) City transit shelters.
- (c) a temporary building, which is erected in connection with the construction or alteration of an approved development,
- (d) the temporary storage of construction material on a site near or adjacent to a site upon which a building is being erected or altered,
- (e) notices, signs, placards or bulletins required to be displayed under the provisions of federal, provincial or municipal legislation or displayed by or on behalf of The City or on behalf of a department, a commission, board, committee or official of The City authorized for such purposes,
- (f) notices or signs for the guidance, warning or restraint of persons in respect of the premises on which they are displayed,
- (g) a sign or notice offering a site on which it is placed or a building or part of a building thereon for rent or for sale, provided that the area of such sign or notice shall not exceed 1 m² in a residential district or 2.5 m² in any other district,
- (h) the erection of patios provided that they are not covered by a roof,
- (i) any non-structural alterations, renovations or maintenance in R1, R1A, R1N and R2 districts, other than residential basement developments.
- (j) Minor structures not exceeding 1.8 m in height which are ancillary to residential uses, such as barbecue, tent for camping, dog house, lawn sculpture, bird feeder, raised planting beds or other similar structures.
- (k) Landscaping, where the existing grade and natural surface drainage pattern is not materially altered, except where landscaping forms part of a development for which a development permit has been issued.
- (l) Accessory buildings with a floor area of 10.0 m squared or less and height of 2.4 m or less, including garden sheds, workshops, potting sheds and other similar structures provided that they are moveable and provided they otherwise comply with the provisions of section 3.5 of this Bylaw.

1.3 Definitions

In this Bylaw,

Accessory Building means a secondary building on a site, the use of which is subordinate and incidental to that of the principal building and includes a garage, carport, greenhouse, playhouse, treehouse, tool shed, garden shed or workshop but does not include a temporary building.

Accessory Use means a use which is subordinate and incidental to that of the principal use.

Act means the Municipal Government Act.

Adult Entertainment means a live or recorded performance for an audience that shows or displays nudity or partial nudity involving exposure of human breasts, the genitals and/or the buttocks in a sexually explicit or suggestive manner and includes strip bars or shows, exotic dancing, topless or bottomless waiters or waitresses and nude mud wrestling but does not include an adult mini-theatre or lap dancing.

Adult Mini-Theatre means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an accessory or similar use to some other business activity which is conducted on the premises, and wherein each separate viewing area has a capacity of less than 20 seats.

Amusement Arcade means any facility where four or more mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public for a fee.

Animal Services means the treatment, boarding, training, or grooming of animals and includes retail sales of associated products. This may include such uses as veterinary clinics, pet grooming salons, boarding and breeding kennels, impounding and quarantining facilities, and animal shelters, but does not include the sale of animals as a principal use.

Appeal Board means the Subdivision and Development Appeal Board.

Arterial Road means any roadway identified as an arterial road in the city of Red Deer Cost Share Arterial Roadway Transportation System Bylaw.

Assisted Living Residence means a residential building, or a portion of a residential building, which provides permanent or long term accommodation, in private or semi-private units, for one or more persons with chronic or declining conditions requiring current and ongoing medical care, which is provided in-house by a care organization that coordinates all necessary health and support services.

Bed & Breakfast means a detached or semi-detached dwelling occupied by the property owner or the Bed & Breakfast host as a primary residence, in which overnight accommodation and a breakfast meal are offered for sale to guests.

Boarding House means a dwelling in which the proprietor lives on site and supplies for a fee sleeping accommodation with board for more than two persons, but does not include a bed and breakfast operation.

Boundary means the registered property line of a site.

Boundary, Front means the boundary of a site adjacent to a street. In the case of a corner site, the front boundary is deemed to be the shorter of the two boundaries which are common with the streets.

Boundary, Rear means the boundary of a site lying opposite the front boundary.

Boundary, Side means the boundaries of a site connecting the front with the rear boundary.

Building means any structure used or intended for supporting or sheltering any use or occupancy.

Building Inspector means a Safety Codes Officer of The City.

Call Centre means a minimum 15,000.0 ft² facility with more than 50 employees who provide information on sales, goods and services, takes orders for sales, goods and services, and/or provide technical after sales support to customers by telephone, e-mail or, other telecommunication technologies but does not include other office uses.

Campground means a place intended to accommodate temporary camping, including the erection of tents or the parking of trailers, holiday trailers, or recreational vehicles.

Cemetery means land that is set apart or used as a place for the burial of dead human bodies or other human remains or in which dead human bodies or other human remains are buried. A cemetery may include a crematorium as an accessory use.

Clearing and Grading means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

Collector Road means any roadway listed in Schedule "C" of the Transportation System Bylaw.

Container Class means the container standard as it relates to pot sizes referenced in the Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock, 7th Edition" as may be amended from time to time.

Commercial Entertainment Facility means an enclosed facility in which:

- (a) a fee is charged to the public for the provision of a performance, or
- (b) a minimum fee is charged for admission to the facility or the sale of any item, food, or beverage therein, which includes the provision of a performance and,

without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult mini theatre or a facility in which lap dancing is performed, or a late night club.

Commercial Recreational Facility means a facility in which the public participate in recreational activity, and without limiting the generality of the foregoing, may include amusement arcades, billiard or pool halls, bingo halls, bowling alleys, casinos, fairs, gymnasiums, racquet courts, roller skating, and simulated golf.

Commercial Service Facility means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre,
- (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet,
- (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or
- (d) financial or insurance services outlet, real estate agency, travel agency commercial school or day care but does not include office.

Commission or "M.P.C." means the Municipal Planning Commission.

Corner Site means and includes any lot which is adjacent to:

- (a) the intersection of two streets, or
- (b) the intersection of two lanes, or
- (c) the intersection of a lane and a street.

Cremation means the reduction of the human body to ashes by heat.

Crematorium means an establishment the only business of which is to conduct cremations and may not conduct the business of a Funeral Home as define by this bylaw.

Dangerous Goods Occupancy, unless otherwise determined by the Fire Chief, includes, but is not limited to, any occupancy where dangerous goods, as defined in the Transportation of Dangerous Goods Control Act, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Schedule "B".

Day Care Adult means a facility providing care and/or supervision for seven or more adults for more than three but less than 24 consecutive hours in a day.

Day Care Facility means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator's own children) for more than three but less than 24 consecutive hours in a day.

Detached Dwelling Unit means a free standing residential building constructed on site and containing one dwelling unit.

Development means:

- (a) an excavation or stockpile and the creation of either of them, or
- (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them, or
- (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development Authority includes:

- (a) a person appointed as a Development Officer under this Bylaw, and/or
- (b) the Commission.

Discretionary Use means a use of land, building or other structure that may be permitted by the Commission after due consideration is given of the impact of that use upon neighbouring land and other lands in the city, and includes accessory and similar uses approved by the Commission.

District means a land use district established under this Bylaw.

Drinking Establishment (adult entertainment prohibited) means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses but does not include or permit adult entertainment. This drinking establishment includes any premises in respect of which a "Class A" Liquor License has been issued and where minors are prohibited by the terms of the license and where no adult entertainment is permitted.

Drinking Establishment (adult entertainment permitted) means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, adult entertainment, dancing, music, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises as accessory uses. This drinking establishment includes any premises in respect of which a "Class A" Liquor License has been issued and where minors are prohibited by the terms of the license and where adult entertainment is permitted but does not include an adult mini-theatre or a facility in which lap dancing is performed, or a late night Club.

Dwelling Unit means a self contained building or a portion thereof used by a household, containing sleeping, cooking and sanitary facilities and intended as a permanent residence but does not include a retirement home or a social care residence.

Escarpment Area means a Site, any part of which lies within the shaded areas shown on Figure 4 within Part 2, or the corresponding Land Use District Maps in Schedule A and includes any site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

Financial Services means the provision of services related to financial matters, including the deposit or lending of money, the sale of financial investments and the provision of financial planning services.

Flood Fringe means the outer portion of the flood risk area, adjacent to the floodway, wherein the water is generally shallower and flows more slowly than in the floodway.

Flood Risk Area means the area which would be inundated by the 1:100 year flood along the Waskasoo Creek and the Red Deer River as identified on the Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program.

Flood Risk Overlay means the Flood Risk Overlay, Figure 16 within Part 7, adopted by this Bylaw, which identifies the flood risk and flood fringe areas mapped under the Canada-Alberta Flood Damage Reduction Program.

Floodproofing means with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.

Floodway means that part of the flood risk area where the flood waters are deepest, fastest and hence most destructive.

Floor Area of a building means the building footprint or area of the building calculated by reference to the perimeter of the exterior foundations of the building.

Frontage means the length of the front boundary of the lot or the width of the lot at the building line, whichever is greater.

Funeral Home means an establishment which must provide for the arrangement of funerals, the holding of funeral services, the preparation of the dead for burial or cremation.

Gaming or Gambling Establishment means any premises wherein or whereon games of chance or percentage are the principal use of the premises and includes such premises as bingo halls and casinos.

Garage means a building or portion thereof which is designed and used for the storage, parking or the maintenance of personal vehicles.

Garden Suite means a small, temporary, portable, one bedroom dwelling unit limited to occupancy by elderly parents of the registered owner and located upon the same lot as an existing single detached residence occupied by such registered owner.

Grade means the lowest level of finished ground elevation adjoining a building at any exterior walls.

Gross Leasable Floor Area or GLA means the sum of the areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

Gross Vehicle Weight Rating (GVWR) is the maximum weight a vehicle should reach in use, including the vehicle itself, passengers and cargo, but not including a trailer. A vehicle's GVWR is established by its manufacturer.

Home Music Instructor/Instruction means the instruction of students in musical instruments, voice and music theory for formal educational purposes from a dwelling unit, subject to section 4.7 (10).

Home Occupation means the conduct of a business or business related activity from a residential site but does not include Bed and Breakfast operations.

Hostel means short term lodging for travellers where patrons pay for accommodation.

Household means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities.

Institutional Housing means any public or non profit housing which is designed for the treatment or care of persons who are in an institutional setting such as a monastery, nunnery or religious retreat or for residents incapable of independent living but does not include a social care residence or retirement home.

Industrial Support Service means development, excluding offices, providing support services to industry, but limited to the following uses: duplicating, photocopying and blueprinting services, building security, cleaning or maintenance services, engineering (with dangerous goods), industrial drafting, land surveyors, laboratories, oilfield services, project design and management services, construction trade or construction contractor.

Institutional Service Facility means the facility for the purposes of public administration and service, and without limiting the generality of the foregoing, may include libraries, museums, auditoriums, kindergartens, schools, colleges, places of worship or assembly, hospitals, private clubs, and facilities for government, fire and police protection, justice, institutional housing and related services.

Lane means a public roadway not exceeding 9.2 m in width, which provides a secondary means of access to a site.

Landscaped Area means an area designed, constructed and laid out as a lawn, with or without shrubs, trees or flowers or other ornaments incidental to a landscaped area.

Lap Dancing means a live performance by a nude or partially nude person, the main feature of which is the performance or simulated performance of sexual acts with another person or the touching of another person in any way during such performance.

Late Night Club means a facility, the primary purpose of which is to host late night events where:

- (a) no alcohol or alcoholic beverages are available on the premises for consumption or for sale;
- (b) 20 or more patrons are assembled at any time between 3:00 a.m. and 6:00 a.m.;
- (c) the event is held for the purpose of gain or profit;
- (d) tickets are sold or an entrance or attendance fee is charged for persons to attend; and
- (e) music, noise or sound of any kind or source, including but not limited to amplified recorded or computer generated music, amplified recorded or computer generated sounds, live music sound or band music is performed or played.

Low Impact Commercial Use means the conducting of merchandise sales, the operation of an office and/or the provision of personal services and/or commercial services from a detached dwelling in a residential district in a manner which, in the opinion of the Development Authority, does not adversely affect adjacent residential uses.

Manufactured Home means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.

Motor Vehicle Sales, Service or Repair means the sales, servicing and repair of motor vehicles including service stations and car washes.

Multi-attached Building means a residential building containing three or more dwelling units which share common walls and each of which has a separate entrance, whether located on a single site or adjoining individual lots.

Multiple Family Building means a building containing three or more dwelling units.

Office means a development that provides professional, management, administrative, consulting, and health care services, such as the offices of doctors, lawyers, accountants, engineers, architects, clerical, secretarial, employment, telephone answering and similar office support services.

1:100 Year Flood Elevation means the water level reached during a 1:100 year flood as determined in accordance with technical criteria established for the Canada-Alberta Flood Damage Reduction Program.

Outdoor Display means the outdoor display of goods-intended for sale or rent.

Permitted Uses means the use of land or a building which in a land use district table appears under the heading 'Permitted Uses'.

Planning Department means the department or agency providing planning services to The City.

Principal Building means a building which:

- (a) occupies the major or central portion of a site;
- (b) is the chief or main one amongst the buildings on the site; or
- (c) constitutes, by reason of its use, the primary purpose for which the site is used.

Professional Engineer means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the "Engineering, Geological and Geophysical Professions Act."

Public and Quasi-Public means any governmental or similar body and includes an agency, commission, board, authority, public corporation or department establishment by such a body.

Residential Building means a building which is designed or used exclusively for one or more dwelling units.

Restaurant means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A restaurant does not include a drinking establishment but does include any premises in respect of which a "Class A" Liquor License has been issued and where minors are not prohibited by the terms of the license.

Retirement Home means a residential building, or a portion of a residential building, which provides permanent or long term accommodation for retired persons, which has common facilities for the preparation and consumption of food exclusively for and by the residents, in which common lounges, recreation facilities and medical care facilities may be provided for the exclusive use of the residents, and in which each resident occupies a private unit.

Secondary Suite means a second self-contained dwelling unit in a detached dwelling, which meets the requirements of section 4.7 (9) and any other applicable requirements or regulations of this Bylaw.

Semi-detached Dwelling Unit means a dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having at least one separate entrance.

Service Station means any premises at which flammable or combustible liquids are put into the fuel tanks of vehicles and includes self-service outlets.

Signs where any type of sign is referred to in this Bylaw, such sign shall have the definition set forth in the sections 3.3 and 3.4.

Site means any lot or parcel of land as defined in the Act, or, in the case of a shopping centre, the total area on which the shopping centre is located, whether divided into several lots or condominium parcels or not.

Site, Corner means a site abutting two streets. For the purpose of this definition, a street shall not include a lane, walkway, parking lot or other public place.

Social Care Residence means a residential building, or a portion of a residential building, which provides temporary or short-term accommodation for persons requiring specialized care in the form of supervisory, nursing, medical, counselling or homemaking services.

Storey, first means the floor of a building closest to grade at the front elevation and having its ceiling more than 1.7 m above grade.

Street means a registered street or public roadway and does not include a lane and walkway.

Structure means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including pavements, curbs, walks or open air surfaced areas.

Tandem Parking means parking spaces laid out in such a way that one or more vehicles block another vehicle or vehicles from entering or exiting a parking space. Tandem parking is not the same as parallel parking.

Temporary Building means a building without any foundation below grade and includes a soft-sided or other structure designed to serve as a temporary garage, storage shelter or greenhouse, but does not include an "Accessory Building".

Temporary Home Stay Accommodations means the sale of overnight accommodation in a dwelling in a residential district, with or without a breakfast meal, as provided for in section 4.7(12).

Tourist means a person on vacation away from that person's ordinary place of residence.

Trailer means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:

- (a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
- (b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.

Transportation, Communication or Utility Facility means a facility for bus depots, trucking, taxi or courier firms, telephone, radio or television production or transmission, and water, sewer or electrical energy transmission, or railway right of way.

Utilities mean public utilities as defined in the Act, with the exception of waste management.

Warehouse means a building for the indoor storage of goods or merchandise but does not include a building the principle use of which is the sale of goods.

Yard means the open space on the same site as a building and unoccupied by buildings or structures. In determining yard measurements the minimum horizontal distance from the respective boundary shall be used.

Yard, Front means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.

Yard, Rear means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

Yard, Side means that part of a site which extends from a front yard to the rear yard between the side boundary of a site and the nearest wall or supporting member of a principal building.

1.4 Establishment of Districts

- (1) The city is divided into the following land use districts and such other land use districts as may be set out in this bylaw from time to time:

A1	Future Urban Development District
A2	Environmental Preservation District
C1	Commercial (City Centre) District
C1A	Commercial (City Centre West) District
C2A	Commercial Regional (Shopping Centre) District
C2B	Commercial District (Shopping Centre) District
C3	Commercial (Neighbourhood Convenience) District
C4	Commercial (Major Arterial) District
DC	Direct Control District (which may be subdivided into sub-districts designated by number)
I1	Industrial (Business Service) District
I1A/BSR	(Light Industrial and Business Service – Residential) District
I2	Industrial (Heavy Industrial) District
P1	Parks and Recreation District
PS	Public Service (Institutional or Governmental) District
R1	Residential (Low Density) District
R1A	Residential (Semi-Detached Dwelling) District
R1N	Residential (Narrow Lot) District
R2	Residential (Medium Density) District
R3	Residential (Multiple Family) District
R4	Residential (Manufactured Home) District

- (2) The following subdistricts are established, which may qualify or limit the uses in a land use district:

D	Density (dwelling units per hectare) District
HP	Historical Preservation District
HS	Historical Significant District
V	Vertical Height District

(3) District Delineation Rules

- (a) A district may be referred to by the letter or letters and the number set in front of the name of the district listed above.
- (b) The boundaries of land use districts shall be as set out in the Use District Maps attached as Schedule "A" and the parcels within such districts shall have the permitted and discretionary uses, and shall be subject to the building regulations which are set out in this Bylaw for that District.

- (c) Where the application of the above rules does not determine the exact location of the boundary of a district as that applies to a specific parcel or parcels of land, the Council either on its own motion or upon written application by any person requesting the determination of the exact location of the boundary, shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as the circumstances may require.
- (d) Where a parcel is located on or adjacent to an escarpment area and has more than one land use district applicable to the parcel, the boundary between the two land use districts shall be the top of the slope of the escarpment.
- (e) After the Council has fixed a district boundary under section 1.4 (3)(c), the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.
- (f) The decisions of the Council with respect to boundaries or portions thereof fixed by it shall be recorded and maintained by The City Clerk.
- (g) Notwithstanding the foregoing, the permitted and discretionary uses for any parcel of land shall be subject to such restrictions or limitations as may be contained in any Area Structure Plan or Area Redevelopment Plan which applies to that parcel. The following are examples of how this principle is intended to operate:
 - (i) in an R1 District, a two-storey home with a walkout basement is, by implication a permitted use. However, if a statutory Plan for a particular area shows two-storey homes with walkout basements being allowed only on certain designated R1 parcels, then the permitted use for the parcels where two-storey homes with walkout basements are not shown on the plan shall be deemed to be restricted so as not to allow two-storey homes with walkout basements on those parcels, or
 - (ii) in a PS District, institutional service facilities are a permitted use and that would include elementary, middle and high schools. However, if the intended use of a particular PS District shown in a statutory plan is limited to an elementary school, then the permitted use of "school" for that particular parcel shall be deemed to be limited to an elementary school.

1.5 Transition

- (1) Notwithstanding the repeal of Land Use Bylaw 3156/96, by the Bylaw, any decision of the Development Authority or the Subdivision and Development Appeal Board, made thereunder and any development permit or occupancy permit issued thereunder shall be deemed for all purposes to have been made or issued under this Bylaw.
- (2) An appeal commenced respecting a decision under Land Use Bylaw 3156/96 and amendments thereto shall be continued to its conclusion under Bylaw 3156/96 as if this Bylaw has not come into force, and the former Bylaw had remained in force.
- (3) Any amendments to Land Use Bylaw 3156/96 having received first or second reading thereunder shall be deemed to have received the required first or second reading under the Bylaw and upon receiving third reading shall constitute an amendment to this Bylaw.

1.6 Effective Date

- (1) This Bylaw comes into force and takes effect upon the date of its third reading.
- (2) Land Use Bylaw 3156/96 as amended is hereby repealed.

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2.1 Development Officer

- (1) Council shall appoint one or more Development Officers who shall be designated officers within the meaning of the *Municipal Government Act*.
- (2) The Commission may act in place of a Development Officer.

2.2 Permission Required for Development

- (1) Except as provided for in section 1.2(2), no person shall commence any development unless the development conforms to this bylaw and a development permit, if required, has been issued.
- (2) No person shall perform any clearing or grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with The City in respect of the affected lands which contains provisions governing site preparation.
- (3) All clearing and grading operations must conform with the guidelines contained in The City of Red Deer Engineering Design Guidelines, as amended from time to time.
- (4) Notwithstanding anything in this bylaw, no development, redevelopment, clearing or grading is permitted in an escarpment area, as shown for illustrative purposes in Part 1, Figure 1, without a development permit.

2.3 Method of Development Permit Application

- (1) An application for a development permit shall be made to the Development Authority in writing in the form prescribed by the Development Officer.

2.4 Plans and Information Required for Development Permit

- (1) Every application for a development permit shall be accompanied by the following:
 - (a) site plans in the quantity specified by the Development Officer, showing the following information:
 - (i) north arrow,
 - (ii) scale of plan,
 - (iii) legal description of property,
 - (iv) municipal address,

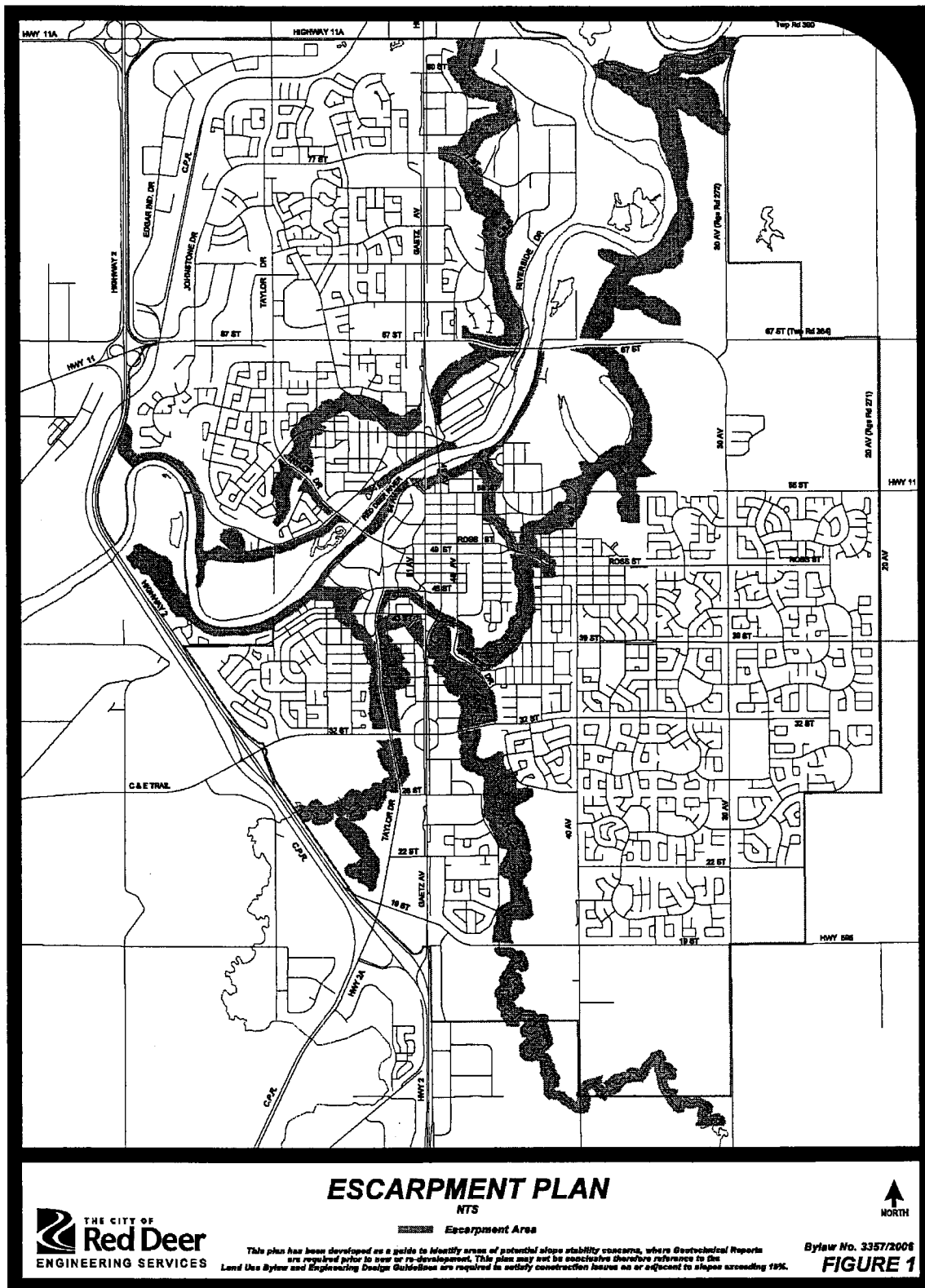


Figure 1-Escarpment Plan

- (v) property lines shown and labelled,
 - (vi) Bylaw property line setbacks, shown and labelled,
 - (vii) side yard requirements, shown and labelled,
 - (viii) location of sidewalks and curbs,
 - (ix) location of any building (dimensioned to property lines) or structure including utility poles, retaining walls, trees, landscaping and other physical features both existing and proposed on the site,
 - (x) dimensioned layout of parking areas, entrances and exits,
 - (xi) abutting streets, avenues and lanes shown and labelled,
 - (xii) existing utilities shown in streets, avenues and lanes,
 - (xiii) all easements shown and labelled,
- (b) plans showing floor plans, elevations and perspective of the building, including a description of exterior finishing materials, in the quantity specified by the Development Officer,
- (c) proof of ownership or authority to apply for development.
- (d) if a building or site is identified in the Heritage Significance District section 7.6 (2)(c), and where the demolition of the existing building or site is proposed, the applicant shall submit the comments of the heritage Preservation Committee as required under section 7.6 (2)(a).
- (2) Notwithstanding the foregoing, the Development Officer may accept an application for consideration without all of the information listed above.
- (3) The Development Officer may require that an application for a development permit be accompanied by survey plans of the site prepared by an Alberta Land Surveyor in the quantity specified by the Development Officer.
- (4) All drawings required to be submitted shall be drawn on substantial, standard drafting material to a scale of not less than 1:100 or such lesser scale as the Development Officer may approve and shall be fully dimensioned, accurately figured, explicit and complete.

- (5) The Development Authority may require that an applicant for a Development Permit/Subdivision attend a public meeting in the manner required by the Development Authority to allow input on the intended development.
- (6) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or clearing or grading within an escarpment area, the applicant shall provide as part of its application for a development permit:
 - (a) the proposed development plan showing representative cross-sections of the slope in the escarpment area both prior to the development and following development and final grading; and
 - (b) a geotechnical study and report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of The City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.
 - (c) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts.

2.5 Crime Prevention Through Environmental Design (“C.P.T.E.D.”)

- (1) The City encourages the inclusion in site plans for commercial buildings, school buildings, recreational buildings, places of worship, residential buildings consisting of three or more storeys, and parkades of the following design elements that incorporate C.P.T.E.D. principles:
 - (a) natural surveillance – design the site and buildings thereon, including the use of lighting and the placing and selection of landscaping elements, to promote natural observation and maximize the opportunities for people to observe and be observed from adjacent space;
 - (b) access control – design the site and buildings thereon, including the placing and selection of landscaping elements, to physically or subtly create a perception of risk for potential offenders, clearly indicate public routes and discourage access to private areas and structural elements; and
 - (c) territorial reinforcements – design landscaping elements, sidewalks, lighting, fencing and building features to clearly identify and distinguish between public and private spaces.

- (2) The Development Authority may include in development permits for buildings and land uses listed in section 2.5 conditions to ensure adherence to C.P.T.E.D. principles.

2.6 Land Titles

- (1) The Development Authority is not required to examine the title to any land or to make any enquiry to discover whether or not the use of a building or land is affected by any City bylaw or any federal or provincial legislation or with any condition of any easement, covenant, building scheme or agreement.
- (2) An applicant whose development permit is approved nevertheless remains responsible to ensure that the development as constructed conforms to all applicable laws and regulations.

2.7 Development Officer's Decisions on Permit Applications

- (1) The Development Officer shall:
 - (a) approve applications for permitted uses which conform with this bylaw, with or without conditions as provided for in this bylaw, or
 - (b) consider and exercise discretion with respect to applications for development permits for discretionary uses, temporary uses, and temporary buildings, accessory uses and accessory buildings, and to approve such applications when in the Development Officer's opinion the proposed development meets the intent of this bylaw, and is consistent with previous decisions of the Commission, subject to such conditions as the Development Officer deems necessary or advisable.
- (2) The Development Officer may deal with applications for discretionary uses, temporary uses, temporary buildings, accessory uses or accessory buildings or may, when the Development Officer deems it necessary or advisable, refer such applications to the Commission.
- (3) The Development Officer shall refer to the Commission those matters requiring the specific approval of the Commission under this bylaw and any other matter which in the opinion of the Development Officer does not comply with the intent of this bylaw.

2.8 Municipal Planning Commission Decisions on Permit Applications

- (1) Notwithstanding any other provisions of this bylaw, the Commission may approve the application unconditionally, refuse the application or approve the application subject to such permanent or temporary conditions as it may deem advisable, provided the proposed development would not:

- (a) unduly interfere with the amenities of the neighbourhood, or
- (b) materially interfere with or affect the use, enjoyment or value of neighbouring sites, or
- (c) contravene the intent of a statutory plan, provided that the proposed development conforms with the use prescribed for the site in this bylaw.

2.9 Public Notification

- (1) When a Development Officer approves an application for a development permit the Development Officer shall immediately cause a notice to be published once in a newspaper circulating in the city stating the location of the property for which the application has been made and the development approved.

2.10 Conditions of Issuing a Development Permit

- (1) The Development Authority may require as a condition of issuing a development permit, that the applicant enter into an agreement with The City to do all or any of the following:
 - (a) to construct or pay for the construction of a road required to give access to the development,
 - (b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development, or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both.
 - (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development,
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities, and
 - (ii) loading and unloading facilities,
 - (e) to pay an off-site levy or redevelopment levy.
- (2) In addition to the matters referred to in section 650 of the Act, the Development Authority may require as a condition of issuing a development permit or as part of a development agreement, that the applicant:

- (a) pay to The City the costs incurred by The City or paid to its engineers, planners, or any other person, for the preparation or reviewing of site development plans, construction drawings, material testing, inspections, public hearings or public meetings and for any other engineering, planning, and legal costs and expenses to which The City is put in connection with the preparation, administration, and enforcement of the development agreement,
 - (b) to give security to ensure that the terms of the agreement under this section are carried out.
- (3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under section 2.4(6) may:
 - (a) determine that the site is unsuitable and refuse to issue a development permit; or
 - (b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the escarpment area. Such conditions may include but shall not be limited to the following:
 - (i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of The City;
 - (ii) a requirement that the development be constructed in accordance with:
 - (1) a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil support conditions to ensure that short and long term structural damage is not incurred;
 - (2) a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for the design of a weeping tile system or other drainage measures; and
 - (3) a requirement that the Professional Engineer who provided the geotechnical study and report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the geotechnical study and report.

2.11 Refusal or Issuing of a Development Permit

- (1) If the Development Authority finds the proposed development will not comply with this or any other City bylaw, it may refuse the application, notify the applicant in writing of the reasons why the development permit will not be issued and return one copy of the filed plans.
- (2) If the Development Authority finds that the erection or alteration of a building will comply in all respects with the provisions of this bylaw:
 - (a) as applied for and not subject to conditions, or
 - (b) with such changes and conditions as are necessary to ensure that such development will so comply, it shall return one copy of the plans to the applicant, with the changes and conditions of compliance, if any are required, endorsed thereon, and issue a development permit with any changes and conditions endorsed thereon or attached thereto.
- (3) The Development Authority may approve an application to make structural alterations to a non-conforming building, which will not result in the building being conforming, provided that the alterations are minor, such as the installation of doors, windows, and awnings.
- (4) No development permit shall be issued while a decision of the Commission or any appeal from it is pending, or until the time for filing an appeal has expired.

2.12 Revocation of Development Permit

- (1) The Development Officer may revoke a development permit if:
 - (a) there is a contravention of any condition under which such permit was issued,
 - (b) the permit was issued in error, or
 - (c) the permit was issued on the basis of incorrect information.

2.13 Limit on Frequency of Development Permit Applications

- (1) When an application for a development permit for a discretionary use or building has been refused, another application for a permit on the same parcel of land and for the same or similar use of land may not be submitted by the same or any other applicant until at least 6 months after the date of the previous refusal.
- (2) Where there are reasonable grounds to do so, the Development Authority may, in its sole discretion and with the concurrence of an applicant, do any of the following:

- (a) reconsider an approved site elevation, or
- (b) reconsider, review, modify or clarify the terms of the conditions attached to an approved development permit.

2.14 Failure to Commence Development

- (1) A development permit shall cease to be valid 12 months after the date on which it was issued unless, prior to the expiry of that time, the applicant has commenced development or the Development Authority grants an extension of time, except as provided for in subsection (3).
- (2) The Development Authority may grant an extension of a development permit for a period of not more than, two consecutive one year extensions beyond the expiry date of the initial permit, provided that the proposed development still complies with the provisions of this bylaw. If the applicant has not commenced development within the extended time period, the development permit ceases to be valid.
- (3) Once work has been initiated in connection with a project approved by a development permit, the permit remains valid until the work is completed, provided that the project is substantially completed within two years of the date the permit was initially issued or within two years of the date that any extension of the permit is granted. If the work is not substantially completed within that time, then the permit shall be deemed to have expired.

2.15 Failure to Complete Development

- (1) A development must be completed to municipal standards within two years of the start of construction, failing which the Development Officer may direct that the site be returned to its original condition or to a state acceptable to the Development Officer.

2.16 Termination of Discretionary Uses

- (1) Notwithstanding anything in this bylaw, the right of any person to use land for a discretionary use approved by the Development Authority shall be deemed to have terminated six months after the date that such use ceased to be conducted upon the site.

2.17 Notice of Appeal Hearings

- (1) The Subdivision and Development Appeal Board shall give written notice of the hearing of a development appeal to:
 - (a) the parties specified in the *Municipal Government Act*,

- (b) the Applicant for the development permit, if such Applicant is not the Appellant,
 - (c) the owner of the land which is the subject of the development permit, if such owner is not the Appellant,
 - (d) the development authority or subdivision authority whose order, decision, or development permit is the subject of the appeal,
 - (e) the owners of all parcels of land within 60 m of the land which is the subject of the development permit; and
 - (f) any other persons who the Subdivision and Development Appeal Board considers to be affected by the appeal and who should be notified.
- (2) If the Chairman of the Subdivision and Development Appeal Board is of the opinion that it is necessary or desirable, he or she may direct that notice of the hearing be published in a newspaper once a week for two consecutive weeks in a newspaper circulating in Red Deer.

2.18 Certificate of Occupancy

- (1) No person shall occupy any building or land for a permitted or discretionary use approved in a development permit unless an occupancy permit has been issued and remains in effect.
- (2) No development may be occupied before an occupancy permit has been issued and the conditions of such permit, if any, have been complied with. This provision applies to newly-constructed buildings, newly-renovated buildings and to existing buildings whose use has changed.
- (3) An occupancy permit must be issued before premises may be occupied, if:
 - (a) the premises are newly-constructed or newly-renovated, or
 - (b) in the case of existing premises, the use has changed.
- (4) No occupancy permit shall be issued until:
 - (a) the erection, alteration, or addition has been completed in accordance with the plans and specifications, and the applicable provisions of the Safety Codes Act,
 - (b) the terms and conditions of the building permit have been complied with.
- (6) On completion of a building or alterations and additions thereto, or in the event that the use of land is changed, the owner or occupant of the land shall apply to the Development Authority for an occupancy permit.

- (7) On receipt of an application for an occupancy permit, the Development Authority shall issue an occupancy permit if the building, alteration, addition or change in use, together with all ancillary works, have been completed in accordance with the approved plans and specifications, the applicable provisions of the Safety Codes Act and the terms and conditions of the development and building permits.
- (8) An occupancy permit shall be in writing and shall contain the following information:
- (a) the name of the owner,
 - (b) the municipal address of the property,
 - (c) the legal description of the property,
 - (d) a statement as to whether or not the development complies with an approved development permit or the permitted uses for the subject property and other requirements of this bylaw,
 - (e) the number of parking or loading spaces provided:
 - (i) on the site,
 - (ii) on an adjacent site with particulars thereof,
 - (iii) on a municipal parking lot,
 - (f) such other information as the Development Officer deems appropriate,
 - (g) signature of the Development Officer, and
 - (h) date of issue.
- (9) An occupancy permit shall be displayed by the owner of a building in a conspicuous and easily accessible location within the building and the Development Officer or designate shall have the right to inspect such permit at any reasonable time.
- (10) The issuance of an occupancy permit shall not relieve an applicant from using a building as otherwise required by any law.
- (11) If the Development Officer finds that the proposed occupancy will comply with the provisions of this bylaw either unconditionally or subject to certain conditions, he shall furnish the applicant with a certificate to that effect with the conditions of the occupancy, if any, endorsed thereon or attached thereto and shall return to the applicant a copy of the plans obtained from him.

2.19 Land Use Bylaw Amendment Application

- (1) Proposed amendments to this bylaw shall be submitted in writing to the Planning Department, and in the case of a proposed amendment which affects a particular parcel or parcels rather than the municipality as a whole, shall be accompanied by the following supporting material:
 - (a) a letter from the registered owner(s) and any other person beneficially interested in the parcels particularly affected,
 - (b) a statement from the applicant containing reasons in support of the proposed amendment,
 - (c) traffic, market, land use or feasibility studies and neighbourhood surveys required by The City Administration,
 - (d) payment of all costs of advertising and holding any public meeting required by the Planning Department, and
 - (e) copies of any maps, documents or other material.
- (2) At the discretion of the Planning Department, the following additional material may be required, where appropriate:
 - (a) drawings done on standard drafting material, fully dimensioned, accurately figured, explicit and complete,
 - (b) a neighbourhood area structure plan or area redevelopment plan, including the affected area and showing a level of detail acceptable to the Planning Department.
- (3) Subsection (1) and (2) applies to Land Use Bylaw amendments initiated by The City or the Planning Department, except that no undertaking to pay the costs of public information meetings is required.
- (4) The Planning Department shall forward a copy of the application to amend this bylaw to all relevant City departments for comment. The Planning Department shall confirm to the applicant that the application has been received and shall advise the applicant of the time and date Council will consider the application.

2.20 Decision of Council on Bylaw Amendment

- (1) The Council in considering an application to amend this bylaw, after examining the proposed amendment for content and considering the written comments and recommendation of the Mayor and/or City Manager and the Planning Department, may at its sole discretion:

- (a) refuse the application,
- (b) refer the application for further information,
- (c) pass first reading of an amending bylaw,
- (d) defeat first reading of an amending bylaw, or
- (e) pass first reading of an alternative amendment to this bylaw.

2.21 Notice of Public Hearing for Bylaw Amendment

- (1) Should first reading of an amending bylaw be passed, Council shall hold a Public Hearing respecting the amending bylaw in accordance with the provisions of the *Municipal Government Act*.
- (2) The applicant shall make arrangements satisfactory to the City Clerk for the payment of the estimated cost of the public meeting and any advertising costs, prior to scheduling a public meeting or any advertising.

2.22 Limit of Frequency of Applications for Amendments

- (1) When an application for a change in land use designation has been refused, another application for a similar change in land use designation for the same parcel of land may not be made until at least six months after the date of refusal.

2.23 Guidelines

- (1) The City Manager is authorized to establish and implement planning guidelines, standards and procedures in accordance with the Council's Planning and Development Policy. These guidelines outline the procedure to be followed or factors to be considered by the Development Authority with respect to particular types of development, including but not limited to communications towers and redevelopment in existing neighbourhoods.

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3.1 Parking Spaces and Areas

- (1) Except in the C1 (City Centre District) an owner or occupant of land must provide for not less than the number of on-site parking spaces for the applicable land use(s) as specified below, notwithstanding the provisions of Parts 4-8:

Table 3.1 Parking Requirements

USES	PARKING SPACES
Churches	1.0 per 8.0 seats
Auditorium, Arena	1.0 per 10.0 seats
Health Care (excluding Hospitals)	2.5 per 93.0 m ²
Hospitals, Social Care Residences or similar use	1.0 per 93.0 m ² of gross floor area
Commercial & Industrial	
Adult Mini-Theater	1.0 per 3.0 seats with a minimum of 1.0 space for each individual viewing area containing 3.0 seating spaces or less
Call Centre	8.0 stalls per 93.0 m ² (gross leasable floor area)
Commercial Recreation Facility: Racquet Sports Facility Gaming Establishments/Bingo Bowling Alleys All other uses	4.0 per court 1.0 per 2.3 seats 5.0 per alley plus, 5.0 for staff 1.0 per 2.0 participants (at maximum capacity) plus 1.0 per 20.0 m ² (gross leasable floor area)
Commercial Entertainment Facility	1.0 per 5.0 seats
Commercial Service Facility, excluding Funeral Homes	2.5 per 93.0 m ²
Drinking Establishment	1.0 per 4.0 seats
Funeral Homes	1.0 per 5.0 seats
Hotels, Motels and Hostels	1.0 per guest room
Local Convenience Shopping Centres	5.1 per 93.0 m ² (gross leasable floor area)
Manufacturing and Industrial Plants, Wholesale, Servicing and Repair Establishments, Research, Laboratories and Transportation, Communication or Utility Facility	3.0 per 93.0 m ² , but not less than 4.0 spaces per tenant or establishment (The Development Authority may vary this regulation to accommodate more labour intensive uses)
Warehousing, Storage Buildings and Yards	1.0 per 93.0 m ² , but not less than 4.0 spaces per tenant or establishment
Merchandise Sales and/or Rentals: Sales/Rental Areas Office Areas Warehouse Warehouse Sales	5.1 per 93.0 m ² 2.0 per 93.0 m ² 1.0 per 93 m ² 5.1 per 93 m ²

USES	PARKING SPACES
Offices	2.0 per 93.0 m ²
Regional & District Shopping Centre	5.1 per 93.0 m ² (gross leasable floor area)
Repair Services	2.0 per 93.0 m ²
Restaurants	1.0 per 4.0 seats
Vehicle and Equipment Sales	2.0 per 93.0 m ²
Schools	
Public or Private Elementary and Junior High Schools	1.0 space for each classroom
Public or Private Senior High Schools	0.3 space for each student
Colleges, Business or Commercial or Technical Schools	1.0 per 10.0 seats, plus auditorium requirements where applicable
Residential	
Detached Dwelling	2.0 per unit
Semi-detached Dwelling	2.0 per unit
Multi-attached Building	2.0 per unit
Multiple Family Building	1.0 per one bedroom unit; 1.5 per two bedroom unit; 2.0 per three bedroom unit plus 1.0 space for every 5.0 units which must be clearly identified as guest parking
Lodging and Boarding Houses	1.0 per 2.0 persons being accommodated
Retirement Home	0.5 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.
Assisted Living Residence	0.4 per unit to provide for residents, visitors and day duty staff, with a minimum of six spaces.
Secondary suite with two or fewer bedrooms	1.0 parking spaces
Secondary suite with more than two bedrooms	2.0 parking spaces

- (2) Notwithstanding section 3.1(1), all residential development in the C1 District shall meet the residential parking standards as specified above.
- (3) The parking requirement for any use not specified herein shall be as determined by the Development Authority, having regard to similar uses for which parking requirements are established.
- (4) Where there are multiple uses of a site within a shopping centre, parking shall be calculated on the basis of total shopping centre parking space requirement, rather than calculating the parking requirements for each individual use.

- (5) In all other cases where there are multiple uses of a site, the Development Authority shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the site.
- (6) Where the applicant can demonstrate that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements, the Development Authority may reduce the parking requirement.

3.2 Parking Standards

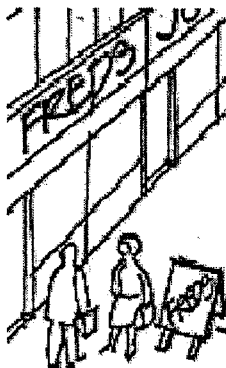
- (1) All parking areas must have access to individual parking spaces by means of unobstructed maneuvering aisles satisfactory to the Development Authority.
- (2) A parking space must be located either:
 - (a) on the same site as the building or use in respect of which it is required, or
 - (b) with the approval of the Development Authority, on another site not more than 100.0 m away (herein called “adjacent site”) from the building or use in respect of which it is required.
- (3) Where some or all of the required parking is to be provided on an adjacent site, the Development Authority may require the owner of the land to provide such parking in perpetuity and to secure such parking by way of restrictive covenant or other obligation secured against the title to the adjacent site and enforceable by The City.
- (4) In calculating the parking space requirement, a fractional number will be taken to the next higher number.
- (5) A parking space shall be at least 2.6 m in width and 5.5 m in depth.
- (6) Parking areas required for multi-attached buildings and multiple family buildings shall be paved.
- (7) Parking aisles shall be at least 6.0 m in width.

3.3 Sign Regulations

No sign shall be erected, enlarged, changed or structurally altered except in conformity with this bylaw and the sign regulations stated in sections 3.3 and 3.4.

- (1) The following definitions shall be used to define signs in this Land Use Bylaw:

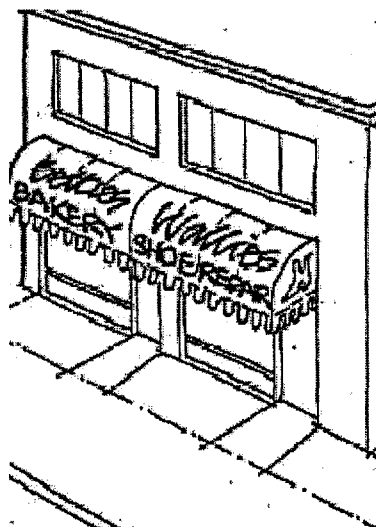
A-board means a self supporting A-shaped local advertising sign which is set upon the ground and has no external supporting structure.



A-board sign for illustrative purposes

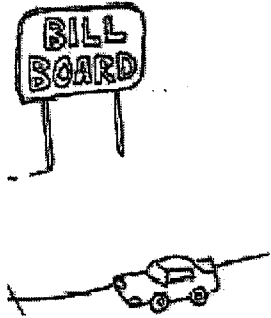
Accessory Tenants means businesses, which have leased land or buildings or space within a building from the principal business on a site;

Awning Sign means a non-illuminated local advertising sign which is painted on or affixed flat to the surface of an awning.



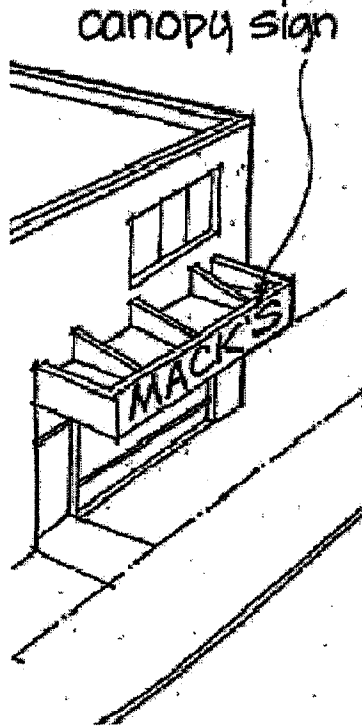
Awning sign for illustrative purposes

Billboard means a sign to which advertising copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted structures. A billboard displays third-party advertising.



Bill board sign for illustrative purposes

Canopy means a non-retractable, solid projection which extends from the wall of a building and includes a structure commonly known as a theatre marquee, but does not include normal architectural features such as lintels, sills, mouldings, architraves, awnings and pediments.



Canopy sign for illustrative purposes

Construction Sign means a sign located on a site where construction is planned and which contains general information about the intended construction.

Corner Lot for the sole purpose of section 3.4 (9) means that portion of any site abutting two streets.

Directional Sign means a sign which indicates the distance and/or direction to a place of business or other premises indicated on the sign.

Canopy Sign means a local advertising sign attached to or constructed in or on a face of a canopy or marquee but does not include an under canopy sign;

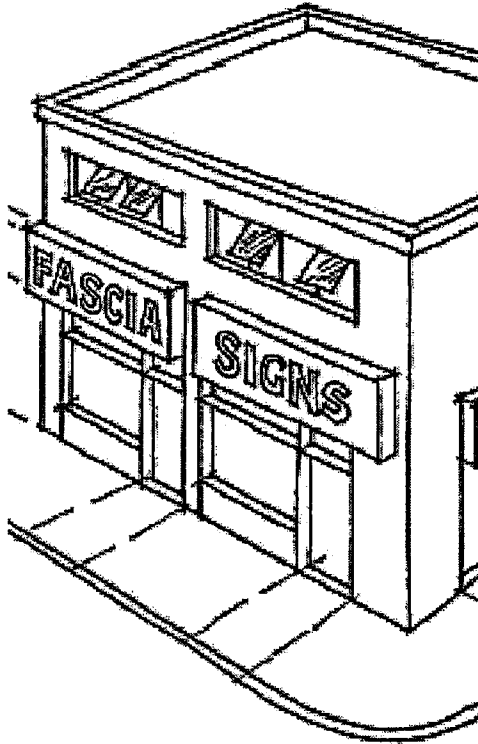
Election Sign means any sign used to promote a candidate or party during a municipal, school board, provincial or federal election or any election held pursuant to the Local Authorities Election Act.

Electric Sign means a sign which utilizes an electrical energy source.

Existing Billboard means a billboard that has been approved prior to the adoption of Land Use Bylaw No. 3357/2006.

Façade means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

sign.

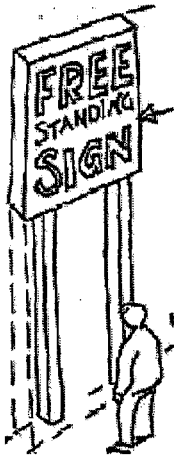


Fascia sign for illustrative purposes

Flashing Sign means a sign which contains an intermittent or flashing light source.

Fascia Sign means a local advertising attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard, a third-party advertising sign or painted wall

Free Standing Sign means a local advertising sign that is supported independently of a building wall or structure but does not include a temporary sign.



Free standing sign for illustrative purposes

Frontage means the minimum straight line distance between the intersection of the side lot lines and the front lot lines.

Frontage for the sole purpose of section 3.4 (9) means that portion of any site abutting the street.

Height of Sign means the vertical distance measured from the highest point of the sign or sign structure to grade.

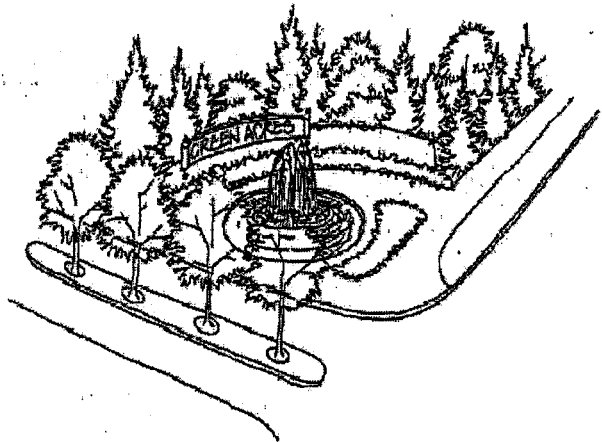
Identification means a sign which contains no advertising but is limited to the name, address and number of a building, institution or person.

Inflatable Sign means a sign or other advertising device which is designed to be inflated with air or a lighter-than-air gas and to be anchored or affixed to a building or

to the ground.

Local Advertising Sign means a sign which advertises the business on the property where the sign is located.

Neighbourhood Identification Sign means a sign which states the name of a community area and may contain a logo, symbol or map which is related to the community name.



Neighbourhood identification sign for illustrative purposes

Owner means a person, or the authorized agent of such person, in lawful possession or control of a sign.

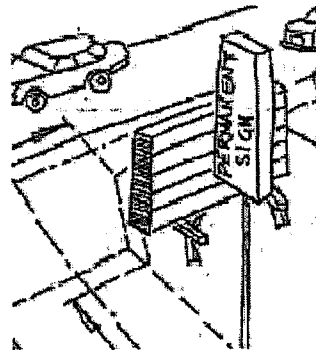
Painted Wall Sign means a sign which is painted directly upon any outside surface or other part of a building advertising products, services, or activities which need not relate to

products, services, or activities provided for at the property on which the sign is located and also includes supergraphics.



Painted wall sign for illustrative purposes

and includes sign commonly known as mobile signs, temporary signs, inflatable signs, or devices or banners, whether tethered to a building or no, vehicles placed in a location for advertising purposes, but does not include A-board or real estate sign or signage permanently attached and forming part of motor vehicles used in the day to day conduct of a business.

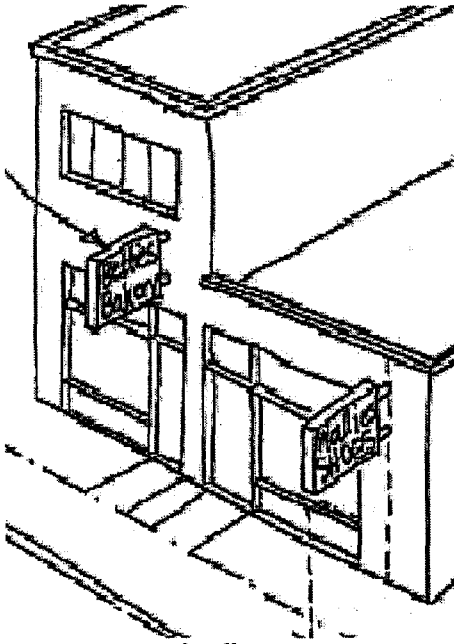


Portable sign for illustrative purposes

Portable Sign means any sign or advertising device that can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support

Projecting Sign means a sign which projects from a structure or a building face and includes a sign in the shape of a canopy but does not include a canopy sign or an awning

sign.



Projecting sign for illustrative purposes

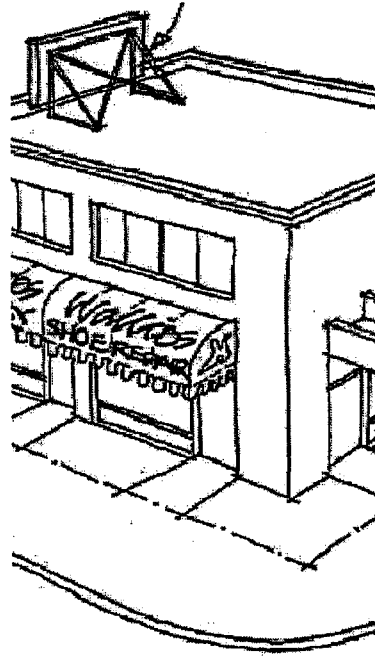
Property Management Sign means a sign that identifies the party responsible for the management of the site and any necessary sales, leasing or rental information.

Reader Board means a sign which provides for a changeable message through the uses of an electronically displayed message or other similar means and which forms an integral part of the sign which advertises events related to the principal building and may be used for sponsor recognition.

Real Estate Sign means a sign erected on a site by the owner or agent of the owner of the site, advertising the site for sale or lease but does not include an inflatable

sign.

Roof Sign means a sign or logo which is erected upon or above a roof or parapet of a building but does not include an inflatable sign.



Roof sign for illustrative purposes

Rotating Sign means a local advertising sign or portion of a local advertising sign which moves in a revolving manner, but does not include a clock.

Sign includes any device used to identify or advertise a place of business or a product, whether words or numbers are used or not.

Sign Area means the entire surface area of a sign on which advertising copy could be placed and includes any frame or

embellishment which forms an integral part of the display, but does not include landscaping and in the case of a double-face or multi-face sign, the average of the total area of all sign faces.

Sign Permit means permission in writing given by the Development Officer to erect or place a sign in accordance with the land use bylaw or any variance thereto.

Sign Structure means a structure designed to support a sign and may consist of a single pole or be a wall or an integral part of the building.

Sponsor means a corporation or organization that enters into an agreement to pay money to a property owner in exchange for public recognition of the sponsor's contribution, including the right to advertise the name of the sponsor on signage on the property.

Sponsor Recognition means the identification, by name and/or logo, of an individual or organization.

Subdivision means a neighbourhood of approximately 160 acres.

Subdivision Identification Sign means a sign containing general information about a new subdivision such as the name of the

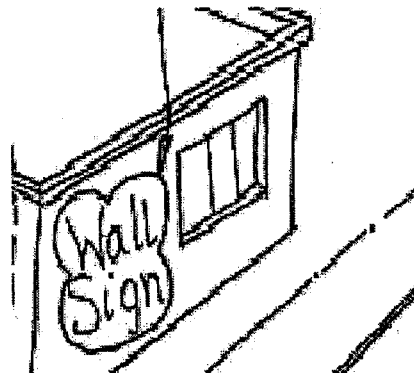
subdivision or the name of the developer.

Supergraphics means a graphic design painted on a building, which does not convey a defined advertising message or logo and includes a mural.

Third-party Advertising means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

Under-Canopy Sign means a local advertising sign which is suspended beneath a canopy.

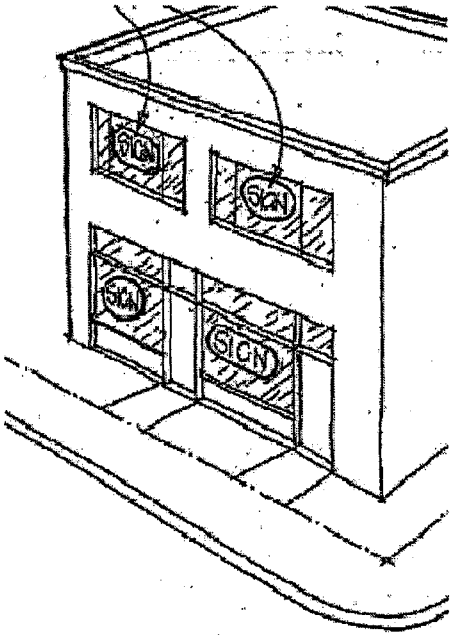
Wall Sign means a sign which is mounted or fixed to or supported by a wall by any means but does not include a fascia sign and may display general advertising.



Wall sign for illustrative purposes

Window Sign means a local advertising sign which is painted on, attached to or installed

inside a window for the purpose of being viewed from outside the premises.



Window sign for illustrative purposes

Reference to land use districts in this section means the respective land use district established in the Land Use Bylaw.

(2) Sign Regulation Procedures

- (a) Duties of the Development Officer pursuant to sign regulations,
- (b) The Development Officer may by notice in writing:
 - (i) direct the owner to correct the condition of any sign or remove any sign within 30 days of receipt of the notice where, in the opinion of the Development Officer, that condition or sign constitutes a violation of this bylaw or any permit hereunder, has become unsightly or is unsafe;
 - (ii) order the owner to stop work on a sign if it is proceeding in contravention of this bylaw;
 - (iii) order the owner to stop work on a sign if a permit has not been issued.

(3) Sign Permit and Requirements

- (a) Except as provided in section 3.3(4), no person shall place, replace, erect or use any sign without first obtaining a sign permit.
- (b) A person who fails to comply with any of the provisions of sections 3.3 and 3.4 shall be guilty of an offence and subject to the penalties set out therein.
- (c) The Development Officer shall issue a sign permit if the sign complies with the provisions of the Land Use Bylaw.
- (d) The sign permit shall bear the date on which it is issued and if active work is not commenced within the period of 12 months from the date of its issuance, the sign permit shall expire and become invalid, unless the Development Officer approves an extension of time which must be requested by the owner.
- (e) Provided the sign is erected within 12 months of the date of issue of the permit, the permit shall continue in force from year to year.
- (f) An application for a sign permit shall include the following:
 - (i) the name and address of:
 - (1) the sign company responsible for the sign; and

- (2) the owner of the sign; and
 - (3) the registered owner of the land or premises upon which the sign is to be erected.
- (ii) a site plan designating location and setback requirements;
- (iii) a plan showing the following construction details:
 - (1) the overall dimensions of the sign and the total sign area;
 - (2) the amount of projection from the face of the building, where applicable;
 - (3) the amount of projection over City Property, where applicable;
 - (4) the height of the top and the bottom of sign above City streets, sidewalks, or the average ground level at the face of the building or sign;
 - (5) the distance to aerial power lines from freestanding signs.
- (g) Normal maintenance of a sign in accordance with an existing permit does not require a new permit.
- (h) Whenever the conditions of installation require unusual structural provisions, the Development Officer, if he deems it necessary in the interest of public safety, may require that a structural drawing be prepared by and bear the seal of a professional engineer.
- (i) Upon application by the Owner the Municipal Planning Commission may consider a relaxation of only the size, dimension, area or distance separation for any sign, and the Municipal Planning Commission may, if it considers that the request is reasonable, grant a relaxation for those items only.

(4) Signs Not Requiring a Sign Permit

- (a) The following signs shall not require a sign permit but must comply with the regulations of the Land Use Bylaw as amended, where applicable:

 - (i) signs, notices, placards or bulletins required or permitted to be displayed;
 - (ii) under the provision of federal, provincial or municipal legislation;
 - (iii) by or on behalf of the federal, provincial or municipal government; or
 - (iv) on behalf of a department, a commission, a board, a committee or an official of the federal, provincial or municipal government.
- (b) Advertising signs displayed in or on buses, bus shelters, bus stop seats or on garbage or recycling bins located on streets under an agreement with the City;
- (c) Signs located in or on taxi cabs, under the Taxi Business Bylaw;
- (d) Signs located inside a building, including permanent tenant identification signs located inside an enclosed shopping mall;
- (e) The name or address of a building when it is sculptured or formed out of the fabric of the building face;
- (f) Street numbers or letters displayed on a premises where together the total copy area is less than 1.2 m^2 ;
- (g) A fascia sign which is attached to a residential dwelling unit or its accessory buildings and states no more than the name of the building or the name of the persons occupying the building or both, provided that the total sign area does not exceed 0.28 m^2 ;
- (h) A fascia sign or a canopy sign which is attached to a building other than a residential dwelling unit and states no more than:

 - (i) the name or address of the building;
 - (ii) the name of the person or institution occupying the building; and
 - (iii) the activities carried on in the building including hours of operations and rates charges, provided the total sign area does not exceed 1.5 m^2 ;
- (i) A real estate property management sign provided that the total sign area does not exceed 1.0 m^2 in R1, R1N, R1A, R2, R3 and R4 Districts;

- (j) A real estate or property management sign provided that the total sign area does not exceed 6.0 m square in any other district;
- (k) Signs placed on a premises for the guidance, warning or restraint of persons;
- (l) Window signs, unless otherwise stated in this section;
- (m) A-Board signs located within the boundaries of lots in the I1, I2, C1 and C1A land use districts provided that:
 - (i) such signs may not display third-party advertising; and
 - (ii) in the I1 and I2 Districts such signs may not be placed on any portion of a lot which abuts an arterial road; and
 - (iii) provided these signs meet the requirements in section 3.4 (1)
- (n) Candidates' election signs only during the following time frames:
 - (i) between September 1 of an election year and the date of the election, in the case of an election under the Local Authorities Election Act, and
 - (ii) between the date the election is officially called and the date of the election, in the case of elections for Federal and Provincial public office,
 - (iii) and provided that the signs comply with section 3.4 (12).
- (o) Directional signs with an area less than 1.4 m²;
- (p) Construction signs, provided they conform to the following requirements:
 - (i) there shall not be more than a total of four construction signs per site, and:
 - (1) in residential subdivisions, the total area of all four construction signs shall not exceed 6.4 m²; and
 - (2) in commercial and industrial subdivisions, the total area of all four construction signs shall not exceed 25 m².
- (q) No individual construction sign in a residential area may exceed 3.2 m² in area;
- (r) All construction signs must be located on private property;
- (s) Construction signs shall be professionally designed and maintained to the satisfaction of the Development Officer; and

- (t) Construction signs may be erected within a period starting not earlier than six months before the date of intended construction and ending three months following the completion of construction, but in no case shall a construction sign be erected for a maximum total time period of 18 months.

(5) Sign Owner's Responsibility

- (a) Neither the granting of a sign permit, nor the approval of the plans nor any inspections made by the Development Officer shall in any way relieve the Owner from full compliance with the Land Use Bylaw or other applicable legislation.
- (b) The Owner of a sign shall permit any Safety Code Officer to enter the Owner's premises at any reasonable time for the purpose of inspecting the sign or administering or enforcing this bylaw.
- (c) The owner of a sign shall at all times maintain the sign in a proper and safe state of repair and shall not allow or permit the sign to become dilapidated or unsightly.
- (d) Unless otherwise allowed in this section, no person shall attach anything to an existing permitted sign unless a new permit is issued for such addition.

(6) General Regulations, Structural Provisions

- (a) All sign structures shall be securely built, constructed and erected to conform to the standards set forth in this section.

(7) Safety Provisions

- (a) No person shall:
 - (i) erect or maintain any sign that is in contravention of this or any other City bylaw;
 - (ii) erect a sign or sign structure on any exterior stairway, fire escape, fire tower or balcony serving as a horizontal exit; or
 - (iii) erect a sign so that any portion of the surface or supports will interfere in any way with any of the following:
 - (1) any opening necessary for a standpipe, required light, ventilation or exit from the premises;
 - (2) the free use of any window above the first storey; or

(3) the free passage from one part of a roof to another part of the same roof;

- (b) erect, construct or maintain a sign or a display structure so as to create a hazard for pedestrian or vehicular traffic by blocking sight lines between pedestrian and vehicular traffic or distracting a driver or pedestrian, as determined by the Engineering Services Development Officer;
- (c) erect, construct or maintain any sign which makes use of the words, "STOP", "LOOK", and "DANGER" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

(8) Illumination Provisions

- (a) No person shall place flashing signs at locations closer than 23.0 m to any dwelling in a residential district.
- (b) No person shall place flashing signs, revolving beacons, readograms, stationary lights or coloured signs at locations which may, in the opinion of the Engineering Services Development Officer, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the City.
- (c) No permit shall be issued for and no person shall erect, install or maintain an electric sign, unless it conforms with the Alberta Safety Codes Act and regulations thereto.

(9) Projection Over City Property – Overhanging Sign

- (a) Except for an A-board sign for which a permit has been issued under this bylaw or an election sign pursuant to section 3.4(12), no person shall erect a sign upon or over City property (including rights of ways, easements and utility lots), or within any setbacks required by the Land Use Bylaw without:

- (i) the approval of the Development Officer; and

- (ii) entering into an encroachment agreement binding upon the owner of the land or building to which the sign is attached, and containing provisions to:

- (1) indemnify the City;

- (2) place and maintain insurance; and

- (3) charge the land with any costs incurred by the City.

- (b) no person shall erect a sign so that any part of the sign or the sign structure projects into or over a lane at a clearance less than 4.6 m above grade; and

- (i) within a distance of 7.5 m from the intersection of the boundaries of two streets, two lanes, or a street and a lane, no person shall erect a sign in such a manner that:
 - (1) a vertical line from the outer edge of the sign intersects the sidewalk below at a point less than 1.5 m from the face of curb;
 - (2) any part of the sign is less than 0.9 m from any utility pole or a pole supporting traffic signals or signs;
- (ii) no person shall place or construct a sign extending over a street or lane where the street or lane is less than 10.0 m wide.

(10) Insurance

- (a) The owner of any sign that overhangs City property, where a permit has been issued, shall be responsible for maintaining in force an insurance policy naming the City as an additional insured and shall provide evidence of such insurance to the City on demand.

(11) License Fee

- (a) Where a sign is permitted on City land, the owner shall pay to the City an annual license fee in an amount as established by Council from time to time.

(12) Permit Fee

- (a) The permit fee for a sign is determined by the Permit Fee Bylaw.

(13) Revocation of Sign Permit

- (a) The Development Officer may revoke any sign permit where:
 - (i) a sign for which such permit was issued violates the conditions of the permit or any of the provisions of this bylaw; or
 - (ii) the owner is in breach of any of the provisions of this bylaw.

3.4 Sign Regulation by Type

(1) A-board Signs

(a) A-board Signs shall:

- (i)** be of a painted finish, be neat and clean, and be maintained in such condition; and
- (ii)** be of a size not exceeding 0.61 m wide by 0.92 m high, and not less than 0.30 m wide by 0.61 m high.

(b) A-board Signs placed on City property within a C1 or C1A District:

- (i)** may only be placed on the boulevard or sidewalk in front of the business being advertised within 1.0 m of the face of the curb; and
- (ii)** shall be placed as close as practical to a parking meter, where applicable.

(c) The Development Officer may issue a sign permit to permit one A-board sign to be erected in the boulevard of a collector or arterial road near a C3 district subject to the following conditions:

- (i)** the C3 site for which the permit is issued shall be 40.0 m or more from a collector or arterial road;
- (ii)** the A-board sign is erected for or on behalf of one tenant in the C3 site;
- (iii)** not more than one A-board sign may be issued for the C3 site;
- (iv)** the arterial or collector road on which the site is located is the one that provides the closest access to the C3 site;
- (v)** the sign may remain at its approved location only during the business hours of the permit holder;
- (vi)** the sign permit shall expire two years from the date of its issue; and
- (vii)** subject to compliance with the distance requirements of this bylaw, the sign is to be placed as close as possible to the C3 site.

(2) Subdivision Identification Signs

(a) A Subdivision Identification Sign must meet the following requirements:

- (i)** it must be professionally designed and maintained;

- (b) The appearance and contents of the sign must be approved by the Development Officer;
- (c) It must be located on private property adjacent to the entry of the subdivision;
- (d) It may not exceed 12.0 m² in area unless the sign is located more than 100.0 m from a roadway and is approved by the Development Officer;
- (e) Not more than one sign for each entrance to the subdivision;
- (f) It may be approved for a period of up to five years;
- (g) The Development Officer may approve one-year renewals of the permit for a Subdivision Identification Sign after the initial five-year term, provided that the sign remains properly maintained, there are still lots available for sale and the continued presence of the sign will not adversely affect any municipal interests in the land on which the sign is erected.

(3) Awning Signs, Canopy Signs and Under Canopy Signs

- (a) Awning signs shall not project from the building to a point greater than where a perpendicular line from the front edge of the awning will intersect the sidewalk 0.6 m from the face of curb.
- (b) Canopy signs may be attached to the sides and front of the canopy, and such signs may extend the entire length and width of the canopy.
- (c) Under canopy signs may be hung from the canopy provided such signs shall not:
 - (1) extend beyond the sides or the front of such canopy; and
 - (2) exceed a vertical dimension of 1.5 m.
- (d) No person shall erect an awning sign, a canopy sign or an under canopy sign unless such sign:
 - (i) is securely hung and anchored to the building to which it is attached;
 - (ii) the structure to which it is attached is capable of resisting all stresses resulting from dead weight, snow and wind loads;
 - (iii) is at clearance of not less than 2.8 m from the grade of the sidewalk;
 - (iv) does not project more than 3.0 m from the face of the building or structure to which it is attached.

- (e) Projecting signs installed over or above canopies shall not be supported by the canopy.

(4) Billboard Signs

- (a) A billboard sign shall not:
 - (i) be more than 3.10 m high, and not more than 6.10 m long;
 - (ii) have a maximum height above grade of more than 6.1 m;
 - (iii) have a maximum area exceeding 19.0 m²;
 - (iv) not be located closer than 3.0 m to any property line;
 - (v) not be erected, constructed, altered or used anywhere within The City except as provided by this and other bylaws of The City.
- (b) The land and the sites in and about where the billboards are permitted shall be at all times maintained in a neat and clean manner, free from all loose papers and rubbish. A second face may be required on the billboard where the back of the billboard is visible to pedestrian or vehicle traffic.
- (c) An existing billboard may be relocated on the same site with the approval of the Development Officer.

(5) Fascia Signs

- (a) Fascia signs shall not be located above any portion of a street, or project over public property unless there is a minimum clearance from grade of 2.5 m and a maximum projection of 0.4 m.
 - (i) a fascia sign shall not exceed 15 % of the visible area of the façade of each wall of the building on which it is located;
 - (ii) a fascia may be illuminated.

(6) Freestanding Signs

- (a) A freestanding sign may be allowed in a setback area as established in the Land Use Bylaw and is subject to the condition that it be removed or relocated at the owner's expense upon 30 days written notice from the City.
- (b) In a PS (Public Service) site of less than 8.0 hectares freestanding signs are subject to the following regulations:
 - (i) one freestanding sign shall be allowed per lot frontage for the purpose of identifying the use or building on that lot;

- (ii) the sign shall be designed in a manner which is architecturally compatible with the general character of the building and/or the surrounding streetscape, as approved by the Development Authority;
 - (iii) the maximum area of the freestanding sign shall not exceed 2.0 m²;
 - (iv) the maximum height of the freestanding sign shall not exceed 4.5 m;
 - (v) free standing signs shall not identify any accessory tenants within the principle building;
 - (vi) the sign may be illuminated, but shall not have flashing or intermittent lights or device or mechanism that creates the impression of flashing or intermittent lights. Reader board signs are however permitted;
 - (vii) the bottom of the freestanding sign shall be at grade, except where the sign is located in an entrance or exit and obstructs sight lines, in which case section 3.4(6)(j) is to apply, unless varied by the Development Authority;
 - (viii) at the discretion of the Development Authority, landscaping may be required at the base of the sign.
- (c) In PS (Public Service) sites of 8.0 – 17.0 hectares, freestanding signs are subject to the following regulations:
- (i) one sign may be allowed per lot frontage for the purpose of identifying the said use or building;
 - (ii) the sign shall be designed in a manner which is architecturally compatible with the general character of the building and/or the surrounding streetscape, as approved by the Development Authority;
 - (iii) the maximum sign area shall not exceed 8.0 m² for the first 15.0 m of frontage plus 0.3 m² for each additional 10.0 m of frontage to a maximum sign area of 9.2 m²;
 - (iv) the maximum height of a sign shall not exceed 9.0 m;
 - (v) up to 25% of the sign area may be allowed for the purpose of identifying any accessory tenants within the principal building;
 - (vi) the sign may be illuminated, but shall not have flashing or intermittent lights or device or mechanism that creates the

impression of flashing or intermittent lights. Reader board signs are however permitted;

- (vii) the bottom of the freestanding sign shall be at grade, except where the sign is located in an entrance or exit and obstructs sight lines, in which case 3.4(6)(j) is to apply, unless varied by the Development Authority;
 - (viii) at the discretion of the Development Authority, landscaping at the base of the sign may be required.
- (d) On Public Service (PS) sites greater than 17.0 hectares, a freestanding sign with sponsor recognition is permitted for so long as the site remains greater than 17.0 hectares in size and subject to the following regulations:
- (i) one sign may be allowed per lot frontage for the purpose of identifying the said use or building;
 - (ii) the sign shall be designed in a manner which is architecturally compatible with the general character of the building and/or the surrounding streetscape, as approved by the Development Authority;
 - (iii) at the discretion of the Development Authority, a sign area greater than 9.2 m²;
 - (iv) the maximum height of a sign shall not exceed 9.0 m;
 - (v) up to 25% of the sign area excluding the area of any reader board may be allowed for the purpose of identifying any accessory tenants within the principal building or for the use of sponsor recognition;
 - (vi) the sign may be illuminated, but shall not have flashing or intermittent lights or device or mechanism that creates the impression of flashing or intermittent lights. Reader board signs are however permitted;
 - (vii) the bottom of the freestanding sign shall be at grade, except where the sign is located in an entrance or exit and obstructs sight lines, in which case section 3.4(6)(j) is to apply, unless varied by the Development Authority;
 - (viii) at the discretion of the Development Authority, landscaping at the base of the sign may be required.
- (e) In a C2A (Regional Shopping Centre) District, freestanding signs are subject to the following regulations:

- (i) one sign up to a maximum area of 40.0 m^2 may be allowed per site for the purpose of identifying the said centre and the tenants collectively; or
 - (ii) for the purpose of identifying the said centre and the tenants collectively, one sign not exceeding 25.0 m^2 in area may be allowed per arterial road frontage;
 - (iii) provided that in either case the maximum height of sign shall be 9.0 m .
- (f) In a C2B (District Shopping Centre) district, freestanding signs are subject to the following regulations:
 - (i) only one sign may be allowed for the purpose of identifying the said centre and the tenants collectively, except that an additional auxiliary sign may be allowed for a gas bar which auxiliary sign shall not exceed 2.0 m^2 ;
 - (ii) the maximum sign area shall be 9.3 m^2 ;
 - (iii) the maximum height of a sign shall be 9.0 m for signs abutting an arterial street and 7.5 m for signs abutting any other street, and where signs are located at the corner of an arterial and any other street, the lower maximum limit shall apply.
- (g) A minimum separation distance of 50.0 m shall be maintained between freestanding signs located on the same site.
 - (i) Distance requirements between freestanding signs shall not apply to entrance or exit signs used for the purpose of directing traffic, providing:
 - (ii) those signs do not display any advertising message, excluding a logo; and
 - (1) the sign area does not exceed 2.0 m^2 .
 - (iii) In the C1, C1A and C4 Districts there shall be a maximum of two signs per site.
 - (iv) Notwithstanding section 3.4(6)(g)(iii) where the site is at the corner of two or more arterial roads, one additional sign may be allowed on the site.
- (h) The maximum area of a freestanding sign:
 - (i) in the A1, P1 and R1 Districts is 2.0 m^2 ;

- (ii) in the C3 District is 5.0 m²;
 - (iii) in the C1, C2A, C2B, C1A, 11 and 12 Districts is 12.0 m²;
 - (iv) in the C4 and DC(2) Districts is 18.5 m² where the site is adjacent to an arterial road; where there is a service road between the site and the arterial road, a 25.0 m² free-standing sign may be allowed.
- (i) The maximum height of a freestanding sign:
- (i) in the A1, P1, R1 and C3 Districts is 4.5 m;
 - (ii) in the C1, C2A, C2B, C1A, 11, 12 and DC(2) Districts is 9.0 m;
 - (iii) in the C4 District is 12.0 m.
- (j) The bottom of freestanding signs:
- (i) in C3 Districts shall be a minimum of 2.8 m above grade; and
 - (ii) in all other Districts where such signs are allowed, shall be a minimum of 3.6 m above grade, unless a lesser distance is approved by the Engineering Services Development Officer, and the space between the bottom of the sign and the grade shall be unobstructed, except for such supports as the sign may require.

(7) Neighbourhood Identification Signs

- (a) A neighbourhood identification sign may be erected by a developer at the entrances to a subdivision, subject to the developer entering into a Development Agreement to the satisfaction of Engineering Services and dealing with the precise location, number, size, design and character of the sign and making provision for the perpetual maintenance and care of the sign.
- (b) Neighborhood identification signs shall:
- (i) be for neighbourhood identification purposes only;
 - (ii) display no advertising; and
 - (iii) be constructed of maintenance free material wherever possible.
- (c) A neighborhood identification sign shall not:
- (i) encroach upon a utility right-of-way; or
 - (ii) affect traffic safety.

(8) Painted Wall Signs

- (a) A painted wall sign shall not exceed 3.1 m in height and 9.14 m in length.
- (b) Only one sign per wall is permitted.
- (c) Notwithstanding section 3.4(8)(b), a supergraphic may be the entire length of an exterior wall providing the design has been approved by the Municipal Planning Commission.

(9) Portable, Temporary, Inflatable Signs and Banners

(a) Intent:

- (i) portable signs are intended for temporary on site advertising relating to the commercial activities of the landowner or tenants. Third party advertising is not permitted on portable signs with the exception only of promotions of not for profit organizations;
- (ii) the portable sign owner or licensee, not the City will determine which tenant(s) shall have the benefit of the portable sign; and
- (iii) a portable sign being used to advertise activities or events with the exception of not for profit organizations may only be located on a site where the event or activity is taking place.

(b) Districts in which Portable Signs are allowed:

- (i) Subject to the provisions of this part, portable signs are a permitted use in C1, C1A, C3, C4, I1, I2 and discretionary in all other districts.

(c) Specific locations in which Portable Signs are allowed:

- (i) no portable sign is allowed on any site which contains an A-board;
- (ii) the landowner or a lessee with the consent of the landowner of a site for which a portable sign is proposed may apply for a portable sign permit;
- (iii) an application for portable sign permit must include a site plan showing the proposed location of the portable sign, all dimensions of the sign including height and face area of the sign, the design of the sign including a photograph of same, the type of construction, material and finish of the sign, the manner of stability and support of the sign, the distance from curb lines, property lines and driveway locations;

- (iv) notwithstanding (iii) herein, a portable sign must be wholly located on the property of the landowner who has been granted a permit;
- (v) notwithstanding (i), (ii), (iii), or (iv) above, no portable sign shall be located closer than 100 linear metres to any other portable sign' and
- (vi) a portable sign may only be located at the specific location for which a permit is granted.

(d) Portable Sign Standards:

- (i) a portable sign shall be installed, serviced, removed, and accessed from within the property on which the sign is located;
- (ii) a portable sign shall not exceed 4.0m² per face, nor shall any such sign exceed 3.0m in height from grade;
- (iii) no portable sign shall be illuminated or employ any flashing or sequential lights or any mechanical or electronic device to produce or simulate motion;
- (iv) a portable sign shall not interfere with pedestrian and/or vehicular traffic;
- (v) notwithstanding (iv) above, no portable sign shall be located closer than 1.5 m to a property line or within 3.0 m of any access/egress to/from a property or within 10.0 m of any intersection;
- (vi) a portable sign must be stabilized but shall not use unsightly or potentially hazardous methods. The means by which stability is to be provided shall be included as part of the permit application. An inflatable sign may, however, use guy wires;
- (vii) a portable sign shall be removed immediately on ceasing to be in use; and
- (viii) a portable sign in use, shall at all times be maintained in good condition and, specifically, shall contain lettering and signage which is secure and complete. Any damaged or missing signage must be repaired within 24 hours of knowledge of same coming to the attention of the permit holder.

(e) Permit and Fees:

- (i) no portable sign shall be erected without a permit and if applicable, a validating marker or ID tag from the City of Red Deer

Inspections and Licensing Manager; the fee payable for a sign permit for a portable sign shall be \$85.00;

- (ii) an applicant for a portable sign permit shall provide all of the information required by these provisions, and include such other information as the Inspections and Licensing Manager may reasonably require;
 - (iii) no portable sign may be placed other than at a location approved by the Inspections and Licensing Manager and shown on a site plan forming part of the permit application;
 - (iv) the maximum length of a permit is 60 days. The maximum duration of display at one location for each portable sign shall be 60 days twice a year, provided, however, that no portable sign shall remain at one location for more than 60 consecutive days at a time. A site shall remain free of portable signs for a minimum of 60 consecutive days before a further permit for such site can be issued. No permit may be applied for more than 7 days in advance of the date of placement;
 - (v) portable signs shall be removed on or before the date on which the permit expires; and
- (f) Short Term Seasonal Activity Portable Signs:
- (i) on application the Inspections and Licensing Manager may in his/her sole discretion permit the placement of a portable sign for short term seasonal activities but in any event for a period not exceeding 30 days. The license fee for such permit shall be \$25.00.

(g) Inflatable Signs:

- (i) except as enumerated herein, all provisions applicable to portable signs generally shall apply to inflatable signs;
- (ii) an inflatable sign shall be tethered or anchored and shall be touching the surface to which it is anchored;
- (iii) an inflatable sign shall not exceed the maximum free standing sign height allowable for the district;
- (iv) there shall be a maximum of 1 inflatable sign per site, but no inflatable sign shall be permitted on the site containing any other portable sign;

- (v) an inflatable sign may be placed on a site twice within a calendar year, but for not more than 30 days at a time; and
- (vi) an inflatable sign may not be located on the roof of a structure.

(h) Banners:

- (i) a banner shall not be displayed at any one site for longer than 90 consecutive days and for no more than 180 days within a calendar year;
- (ii) the application for a permit respecting a banner shall indicate the location and the area the banner will cover but in no circumstance will a banner be permitted on any structure other than a permanent building;
- (iii) notwithstanding the above, a banner size shall not exceed 10% of the gross area of the face of the structure to which it is attached;
- (iv) a banner shall be maintained in good condition and promptly removed if damaged; and
- (v) except as enumerated herein, all provisions applicable to portable signs generally shall apply to Banners.

(i) Exception:

- (i) These provisions do not apply to portable signs including banners erected by the City or the RCMP as warning signs in connection with traffic speed or safety.

(10) Projecting Signs

- (a) No projecting sign shall be erected so that the bottom thereof is less than 2.8 m above the sidewalk; provided however, where traffic lights may be obscured in the opinion of the Engineering Services Development Officer, the minimum requirement for the bottom of the projecting sign may be increased to a height of 3.6 m or more above the sidewalk.
- (b) All projecting signs shall maintain the required clearance from overhead power and service lines as required forth under The *Electrical Protection Act*.
- (c) The maximum area of a projecting sign shall be 4.5 m².
- (d) The nearest edge of a projecting sign shall not be set off more than 0.3 m from the building face.

(11) Wall Signs

- (a)** Wall signs shall be securely fastened to walls and shall not be entirely supported by an unbraced parapet wall.
 - (i)** The maximum horizontal dimension of a wall sign shall be 6.1 m.

(12) Election Signs

- (a)** Election signs may be placed on private or public property (with the approval of the owner/public authority).
 - (i)** Election signs are permitted on municipal property only as designated by the City Council.
 - (ii)** No encroachment of an election sign from private property onto municipal property will be permitted unless it is at a designated location.
 - (iii)** Election signs must be located at least 3.0 m from the back of sidewalk or if there is no sidewalk, the back of curb.
 - (iv)** Election signs on public property may not exceed 3.0 m² in size nor 3.6 m in height.
 - (v)** Candidates shall remove their election signs from public and private property within 48 hours after the close of the voting stations on election day and ensure that the site is cleaned up and that the holes are filled with a mixture of topsoil and grass seed.
 - (vi)** If a candidate fails to remove his or her election signs within 48 hours after the voting stations close on election day, the Designated Officers may remove them and the candidate shall be liable for the cost of removal.
 - (vii)** When an election sign interferes with work being carried out by City work crews or contractors doing work on behalf of the City, the crews may remove and dispose of such signs.
 - (viii)** Designated Officers employed by the City may remove any election signs which have been erected, affixed, posted or placed on any City property in contravention of this bylaw.
 - (ix)** A candidate whose name appears on an election sign which is in contravention of this bylaw shall be guilty of an offence under this bylaw.

(13) Offensive Signage

- (a) No sign shall be erected which promotes intolerance, hatred or ridicule of any race, religion or other segment of society.
- (b) No billboard, wall sign, or painted wall sign, including supergraphics or portable sign shall be allowed to advertise adult entertainment or services which feature nudity.

3.5 Accessory Building Regulations

(1) An accessory building:

- (a) shall not be erected or placed on the rear yard of a site closer to the side boundary which is a common boundary with a street than the minimum side yard for the site; and
 - (b) may not be erected or placed over a gas line if the accessory building is on a permanent foundation.
- (2) No accessory building or buildings designed or intended to be used for a workshop shall be erected on a site in a C1 District if the ground floor area of such accessory building or buildings exceeds 40% of the ground floor area of the principal building on the site.**
- (3) Where an accessory building is allowed to be located over a sewer or water line it shall be a condition of such approval that:**
- (a) the owner provides at his expense an agreement registered by caveat on the title to the site, releasing The City from, and agreeing to indemnify The City for, any damage to such service lines or buildings on or adjacent to the site, and
 - (b) an accessory building shall not enclose the service valves or shut off valves of that line.
- (4) A private garage, or carport, in addition to the other provisions of this section and section 3.11 shall comply with the following:**
- (a) where the vehicle entrance to the garage or carport face a lane, the building setback shall be either 6.0 m or 0.9 m from the lane, except in those cases where an easement has been placed along the rear property line, in which event the building setback shall be either 6.0 m or the width of the easement plus 0.5 m from the lane,
 - (b) where the vehicle entrance to the garage or carport face the side boundary of the site which is not a common boundary with a street, the building

shall be not less than 6.0 m from the side boundary which the entrance faces. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,

- (c) where the vehicle entrance to the garage or carport face the side boundary of the site which is a common boundary with the street, the building shall be not less than 6.0 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk, not less than 2.4 m from such side boundary of the site. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,
- (d) notwithstanding section 3.5(4)(a),(b), and (c), a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with those subsections namely: The distance: not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement.

3.6 Landscaping Regulations

- (1) The Developer shall submit detailed landscape design plans with the application for development for approval by the Development Authority in compliance with the Landscaping Regulations specified herein, which shall include the lands proposed for development as well as all adjacent boulevards and municipal reserves.
- (2) In addition to the requirements section 2.4, the landscape design plan shall include the following additional information:
 - (a) common botanical names,
 - (b) planting standards - excavation for all plantings shall be 50% larger volume than the soil ball and filled with acceptable topsoil. The minimum planting excavation will be 0.6 m x 0.6 m, and
 - (c) number of trees and shrubs.
- (3) The detailed landscape design plans shall include landscape details, specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year round effect.
- (4) Landscape details shall consist of not less than the following standards:
 - (a) deciduous trees - minimum calliper 60.0 millimetres (measured 450.0 millimetres from ground level),
 - (b) coniferous trees - minimum height 2.5 m,

- (c) deciduous shrubs – minimum #2 container class,
 - (d) coniferous shrubs – minimum #2 container class.
- (5) In the Major Entry Area, the following minimum standards shall be met:
- (a) one tree is required for each 40.0 m² of landscape area,
 - (b) the proportion of deciduous and coniferous shall be approximately 50:50,
 - (c) where new tree plantings are otherwise required, existing trees having a height of 2.5 m may be used if the earth under the normal spread of branches for the species (measured as an equilateral triangle from the top of the tree) remains undisturbed during construction and final grades are not significantly changed,
 - (d) two deciduous shrubs are required for each 100.0 m² of landscape area,
 - (e) the proportion of deciduous to coniferous shrubs required shall be approximately 2:1.
- (6) Notwithstanding the above requirements, minimum landscaping area scheme will require the following:
- (a) 4 trees - 2 deciduous and 2 coniferous,
 - (b) 6 shrubs - 4 deciduous and 2 evergreen.
- (7) The use of landscaping is required adjacent to exterior walls which are visible from adjacent public roads, other than lands, to minimize the perceived mass of the building and to create visual interest, and
- (8) The landscaping of boulevard and front yards shall include a mixture of coniferous/deciduous tree and shrubs.
- (9) Where off street parking for 25 or more vehicles is required and is being provided at grade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to break up large areas of parking into smaller cells.
- (10) The landscaping treatment shall be in the form of landscaped islands, particularly at the termini of long rows of parking; tree lines separating facing rows of parking stalls, or some other form or combination of landscaping treatments.

- (11) The location, extent and type of plantings and other landscaping treatments shall be to the satisfaction of the Development Authority.
- (12) The applicant shall, as a condition of Development Permit approval, provide an Irrevocable Letter of Credit to The City equal to 100% of the estimated landscaping costs, with the conditions of the security being that:
 - (a) if the landscaping is not completed in accordance with the provisions of this Bylaw and the approved landscaping plan within one growing season after the completion of the development, then the amount specified in the Irrevocable Letter of Credit shall be paid to The City on demand for its use absolutely, and
 - (b) Engineering Services shall not release the Irrevocable Letter of Credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Authority within four weeks from the date of receiving a written request for the applicant to perform said inspection.

3.7 Loading Spaces

- (1) The minimum required number of loading spaces:
 - (a) In C1, C1A, C2A, C2B, C3 and C4 districts, one loading space opposite each loading door with a minimum of one shall be provided.
 - (b) In I1 and I2 districts, one loading space opposite each loading door with a minimum of one for each 1,858.0 m² of floor space shall be provided.
- (2) Loading Space Standard:
 - (a) A loading space shall be located on the same site as the building or use in respect of which it is required.
 - (b) A loading space situated within a setback distance from a street or lane shall not be counted for the purposes of this section.
 - (c) A loading space shall be designed, located and constructed so that:
 - (i) it is reasonably accessible to any vehicle intended to be accommodated there,
 - (ii) it can be properly maintained, and

(iii) it is satisfactory to the Development Authority in size, shape, location and construction.

(d) A loading space shall be at least 2.6 m wide, having an area of at least 28.0 m², and have an overhead clearance of at least 3.6 m.

(e) A loading space and the driveway which provides access thereto shall be surfaced as directed by the Development Authority and be properly maintained.

3.8 Outdoor Storage and Maintenance

- (1) Where the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste is permitted on a site, such storage shall be concealed from sight from adjacent sites, streets or lanes by a fence or wall of appropriate design, and sufficient dimension and position so that such materials are not visible from any point 2.0 m or less above grade on any adjacent site, street or lane. Fencing and screening are subject to approval by the Development Authority.
- (2) This section shall not limit the customary display of any commodities or goods intended and permitted to be sold on the site, or the storage of fuel, oil or gas in tanks connected to a heating plant on the premises.
- (3) Storage of any materials as cited in this section shall not be permitted in the required front yard setback of any site.
- (4) No storage of any kind shall be permitted in the side yard of site in the C1, C1A, C2A, C2B, C3, C4 and DC Districts.

3.9 Projection Over Yards

- (1) Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.
- (2) On a site in any district, an exterior fire escape not more than 1.2 m wide, provided that in commercial districts an exterior fire escape must be constructed at least 3.6 m above grade.

3.10 Number of Buildings per Site

- (1) Not more than one principal building shall be erected on a lot unless an overall site plan, which provides for one or more groups of buildings, has been approved by the Development Authority.

3.11 Restrictions on Corner Site Lines

- (1) No person shall erect, place, allow or permit any building, fence, vehicle or trailer, screening material or object, and no person shall plant or permit to grow any hedges, trees or vegetation which exceeds 0.9 m in height on a portion of a corner site determined as follows:
 - (a) where the corner site is at the intersection of two lanes or two streets, within a triangular area two sides of which shall be a minimum of 4.5 m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary (for illustrative purposes see Part 3, Figure 2), or
 - (b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be a minimum of 3.0 m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect points so determined on each such boundary (for illustrative purposes see Part 3, Figure 2).
- (2) In the front yard of a site in a residential district, no fence or hedge more than 0.9 m in height shall be permitted within 6.0 m of the intersection of a driveway or lane and a road. (for illustrative purposes see Part 3, Figure 2).

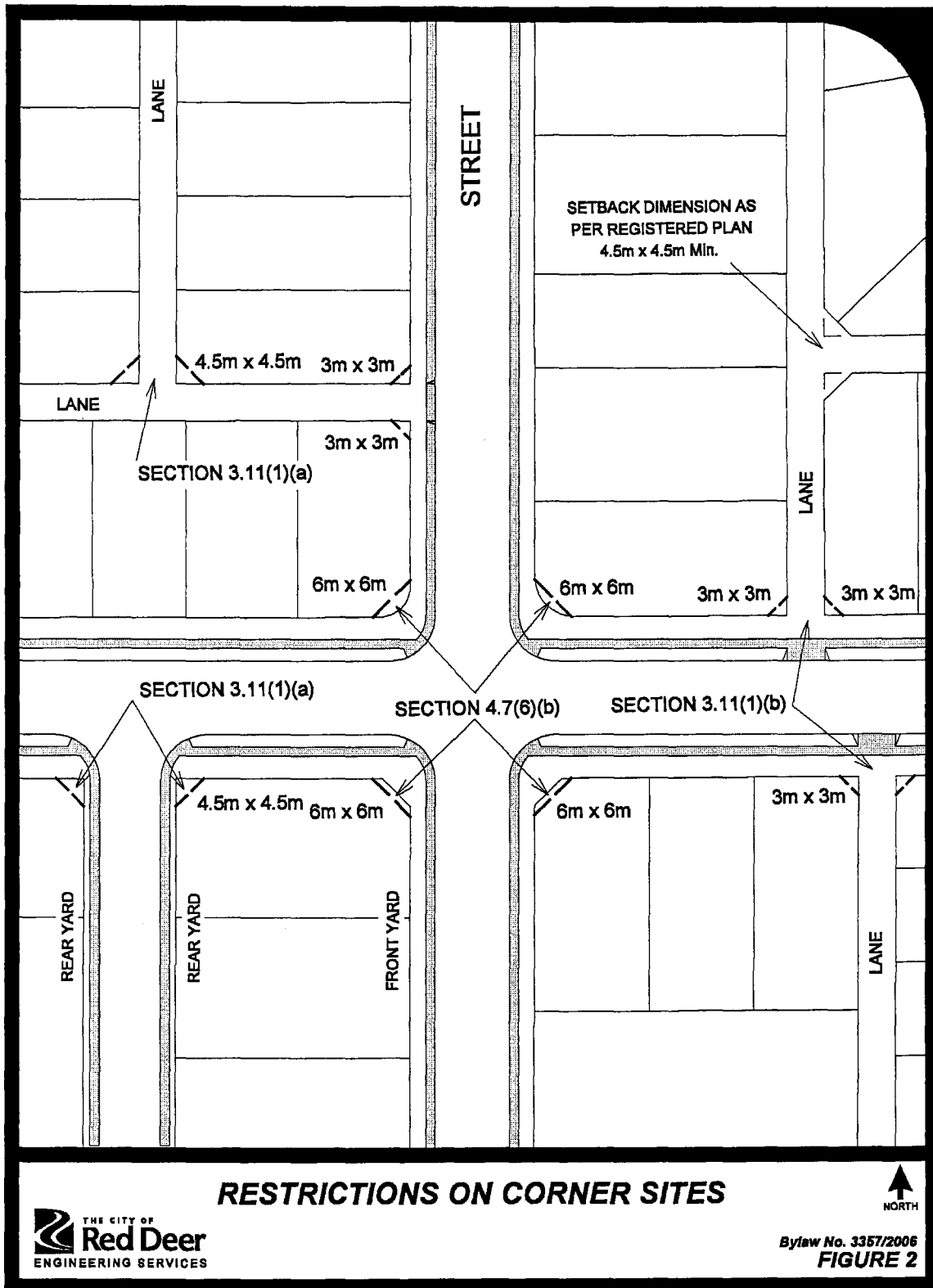


Figure 2-Restrictions on Corner Sites

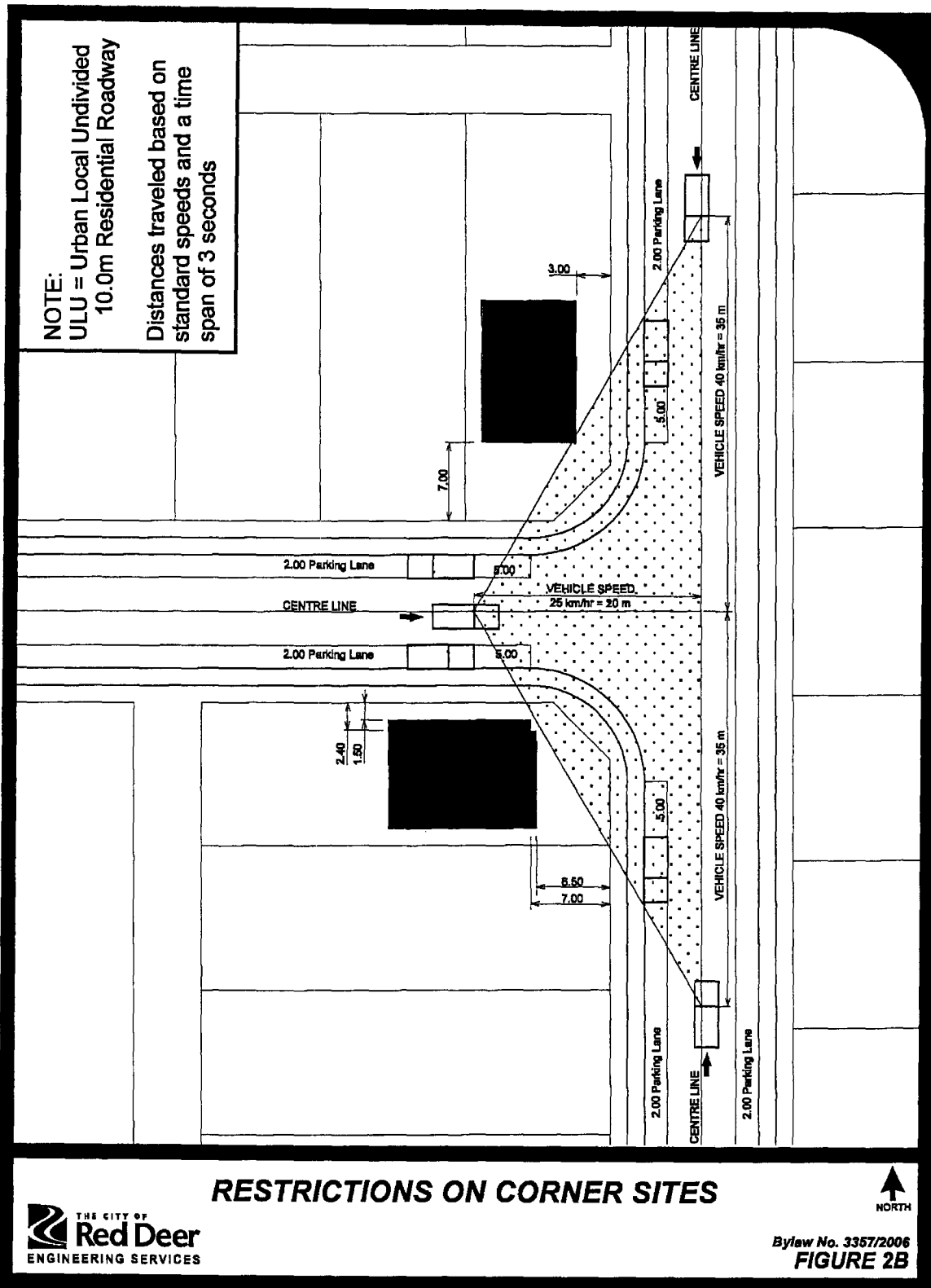


Figure 2B-Restrictions on Corner Sites

3.12 Major Entry Areas Development Standards

General Purpose

The general purpose of these standards is to establish architectural, landscaping and site planning development criteria for the purpose of ensuring that development along major commercial corridors leading into the city is visually attractive and does not prejudice pedestrian and traffic safety and the function of the adjacent public roadways.

(1) Application

- (a) All lands situated within the major entry areas identified, for illustrative purposes in Part 3, Figure 3, shall be subject to the Landscaping Regulations of this section which shall be applied in conjunction with the requirements of other sections of this Bylaw, provided however, that where the provisions of the Landscaping Regulations conflict with any other section of this bylaw, the Landscaping Regulations shall take precedence.
- (b) The Development Authority shall apply the Landscaping Regulations in conjunction with a development permit application involving new development or when any existing development is, in the opinion of the Development Authority, substantially enlarged or increased in intensity.
- (c) Where a development permit was issued for the use, building or development prior to September 14, 1992, such use, building or development shall be deemed conforming to the Landscaping Regulations, however, any subsequent extension, enlargement or addition of uses, buildings or developments shall conform to such regulations.

(2) Building Regulations

- (a) All buildings on a lot shall be constructed using similar architectural theme and exterior finishes/colours, unless the function of individual buildings dictates a specific style or image associated with a company. In such instances, development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Authority.
- (b) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.
- (c) Any business premises or multiple occupancy building having a gross floor area greater than 2,000.0 m² or a single wall length greater than 30.0 m visible from an adjacent public road, other than a lane, shall comply

with the following design criteria, to the satisfaction of the Development Authority:

- (i) the roof line and building facade shall include design elements that reduce the perceived mass of the building and add architectural interest, and
 - (ii) the use of landscaping adjacent to exterior walls which are visible from adjacent public roads, other than lanes, to minimize the perceived mass of the building and to create visual interest.
- (d) Vehicular entrances and exits, as well as on site and off site traffic and pedestrian routes shall be located and designed in a manner that provides a clearly defined, efficient and convenient on site and off site vehicular traffic and pedestrian circulation pattern.
- (e) Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
- (f) Development on adjoining lots shall be integrated by direct on site access connections to provide opportunities for convenient and free flowing traffic movements between lots where such integration is advantageous, in the opinion of the Development Authority, due to the existing or potential type of adjacent development and where such access is not prohibited due to such factors as grade elevations, site configurations and location of existing buildings.
- (g) Notwithstanding any other provision of this bylaw, no billboard signs shall be permitted on lands situated in the major entry areas.
- (h) Notwithstanding any other provision of this bylaw, individual business identification signs located on the facades of buildings upon lands situated in the major entry areas shall be similar as to proportion, construction materials and placement.
- (i) The design, placement and scale of the sign shall be to the satisfaction of the Development Authority so as to ensure that the signage does not detract from the overall appearance of the development and the major entry area, and is not obtrusive.
- (j) Gas bars, minor and major service stations and drive-through fast food services shall be developed in accordance with the following additional criteria:
 - (i) the design, finishing, and siting of development, including the orientation of gas pump island, queuing aisles and service bays, shall be to the satisfaction of the Development Authority having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public

roadways, and minimizing traffic circulation conflicts both off site and on site, and

- (ii) any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal buildings, with the overall height and scale of the canopy to be to the satisfaction of the Development Authority, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.

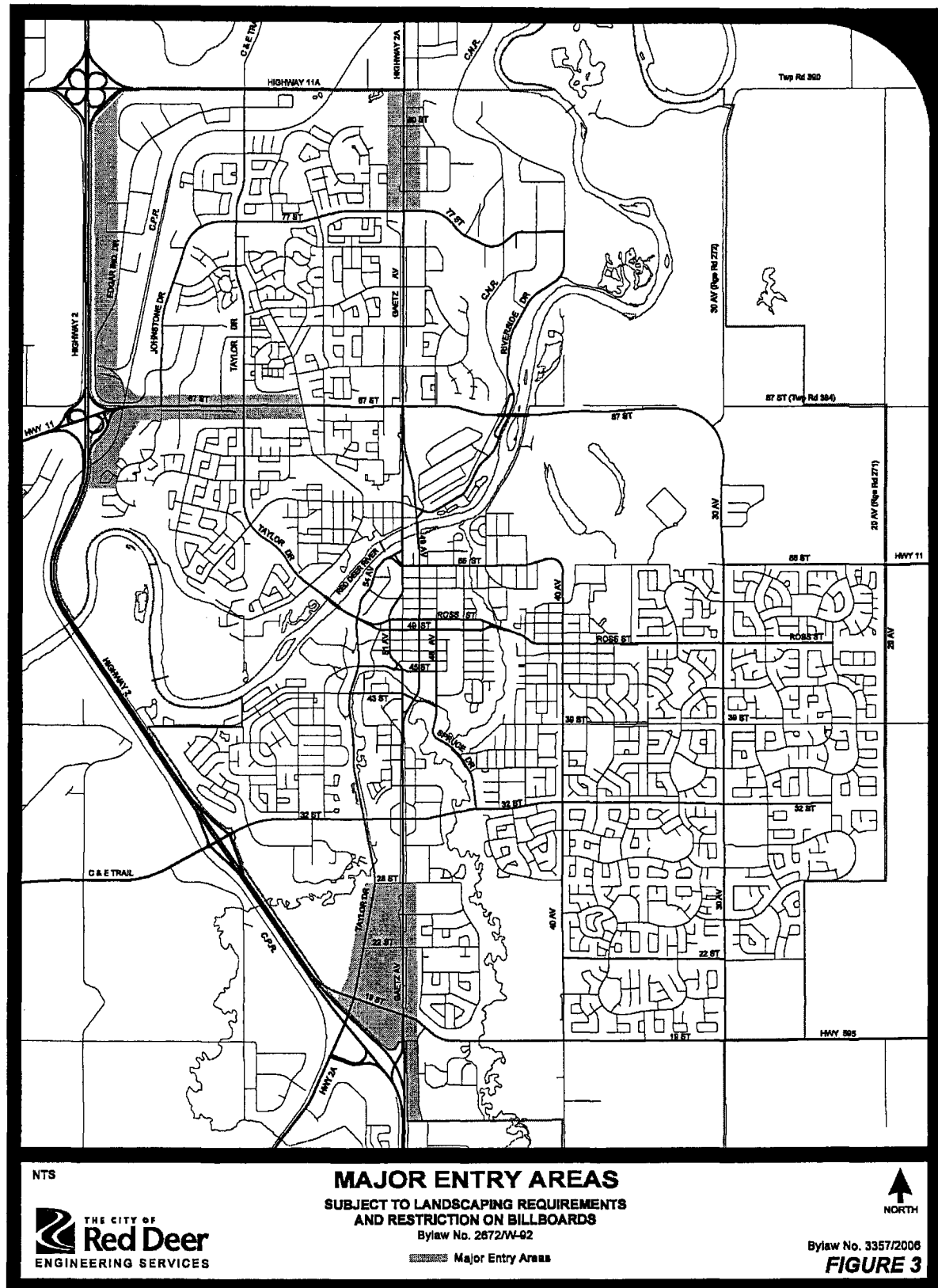


Figure 3-Major Entry Areas

3.13 Roof Drainage

- (1) All roof drainage shall be directed onto the site or as specified by the Development Authority.

3.14 Similar Use Permit

- (1) The list of discretionary uses for any land use district shall be deemed to include any use which is, in the opinion of the Commission, consistent with the overall intent of the land use district and similar to a listed permitted or discretionary use.

3.15 Building Heights

- (1) The height of a building is the vertical distance measured from the average grade to the highest point of the building.
- (2) The highest point of a building shall be determined without considering an elevator housing, roof stairway entrance, water tank, ventilating fan, skylight, steeple, chimney, smokestack, fire wall, parapet wall, roof sign, aerial array, flag pole or similar device or feature not structurally essential to the building.

3.16 Building Moving Permit

- (1) No person shall cause any building to be moved from or to a site within The City without a moving permit issued by the Development Officer, and such permit may not be issued until:
 - (a) notice of intent to move has been given to the owners or occupants of all parcels located within 60.0 m of the site(s),
 - (b) MPC has approved the move.
- (2) An application for a moving permit may be made to the Development Officer and shall include a complete description of the building, its intended use and such other information as may reasonably be required by the Development Officer.
- (3) When issuing a permit, the Development Officer may make the permit subject to such reasonable conditions as are necessary to ensure the safe movement of the building.

3.17 Satellite Dish Antennas

- (1) No satellite dish antenna:
 - (a) shall be located in a front or side yard abutting a street,

- (b) shall be illuminated, or
 - (c) shall exhibit or display any advertising.
- (2) Satellite dish antennas greater than 0.8 m in diameter may not be erected in any residential district in such a manner that any part thereof is more than 3.0 m above the grade level, without the approval of the Development Authority.
- (3) Satellite dish antennas 0.8 m in diameter or less:
- (a) in the case of a residential structure with a pitched roof, no portion of the satellite dish antenna may be located above the highest point of the pitched roof, without the approval of the Development Authority,
 - (b) in the case of a residential structure with a flat roof, may be attached to the building's fascia or soffit or any lower location.

3.18 Utility Regulation Stations

- (1) The Commission may approve the erection of a gas, electricity or waterworks pumping, regulating, transformer or storage building or equipment, on a site, notwithstanding that such development does not conform to the area or side yard requirements of this bylaw.

3.19 Electrical Overhead Wiring Separation Distance

- (1) No building which exceeds 4.4 m in height may be constructed so that any part of it is closer than 4.3 m to a boundary which is adjacent to existing overhead wiring.
- (2) No building which is less than 4.4 m in height may be constructed so that any part of it is closer than 2.5 m to a boundary which is adjacent to existing overhead wiring.
- (3) In order to accommodate electrical wiring and equipment, the Development Authority may require the registration of an easement as a condition of the issuance of a development permit.
- (4) Where there is a difference between the setback required under this section and the setback required under Parts 4-8 of this bylaw, the greater distance shall prevail.

3.20 Fence Regulations

- (1) No person shall erect or cause to be erected or shall have or maintain on any property located in the City of which he is the owner, occupant, tenant or lessee:

- (a) any barbed wire fence or other barbed wire structure or any fence which is surmounted by nails, sharpened spikes, broken glass or other dangerous objects or materials; or
 - (b) any electrified fence.
- (2) Subsection (1)(a) shall not apply:
 - (a) where barbed wire is placed on a fence at a height of not less than 1.83 m above the level of ground on a fence in a non residential district;
 - (b) where the fence is located on land designated A-1 Future Urban Development District under this land use bylaw.
- (3) A fence in a residential district or other district in which the principle use is residential, must meet the following requirements:
 - (a) the portion of a fence which is located between the front of the building and the rear property line or along the rear property line may not exceed 2.0 m in height;
 - (b) the portion of a fence which is located between the front of the building and the front property line may not exceed 0.9 m in height.
- (4) For the purpose of subsection (3) the height of a fence is measured from ground level to the top of the fence, except where the fence is located on a retaining wall, in which case the height of the fence shall include the height of the retaining wall.
- (5) The Development Authority may grant a relaxation to the height requirement set out in subsection 3.20 (3).
- (6) No development permit is required for a fence in a residential district or other district in which the primary use is residential except unless a height relaxation under section 3.30 (5) is requested.
- (7) No development permit is required for a fence in a non residential district.

3.21 Cremation Regulations

- (1) The use of a crematorium, retort or cremation chamber must not result in any noise, odor, smoke or other nuisance which emanates beyond the boundaries of the premises on which the use takes place.

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4.1 R1 Residential (Low Density) District**R1****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development.

(1) R1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	Secondary Suite, subject to section 4.7(9) and only where pre-designated in an area structure plan or an area redevelopment plan.
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Assisted Living Residence in a single family dwelling.
(iii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to subject to section 4.7 (11).
(iv)	Day Care Facility, Day Care Adult, Social Care Residence, Retirement Home, Assisted Living Residence, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(v)	<p>“Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, social care residences, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.</p> <p>(1) Sales of new homes from a show home.</p> <p>(2) Home occupations which will generate additional traffic subject to section 4.7(8).</p>
(vi)	Garden Suite subject to section 4.7(13).
(vii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(viii)	Municipal services limited to Police, Emergency Services and/or Utilities.
(ix)	Signs: Freestanding Sign subject to section 3.4 and for uses listed in 4.1(1)(b)(ii) & (vii).

(2) R1 Residential (Low Density) District Regulations**(a) Table 4.1 R1 Regulations**

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
Site Coverage	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within section 4.7.

4.2 R1A Residential (Semi-Detached Dwelling) District

R1A

General Purpose

The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.

(1) R1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	Semi-detached dwelling unit.
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	Day Care Facility, Day Care Adult, Social Care Residence, Retirement Home, Assisted Living Residence, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	“Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, social care residences, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(v)	Home music instructor/instruction (six students), subject to section 4.7(10).
(vi)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vii)	Municipal services limited to Police, Emergency Services and/or Utilities.
(viii)	Sales of new homes from a show home.

(2) R1A Residential (Semi-Detached Dwelling) Regulations

- (a) Where each half of a semi-detached dwelling unit is to be contained in a separate parcel or title no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Notwithstanding subsection (c), the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirements of this section.

(c) Table 4.2 R1A Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6 m but not less than 72.0 m ² Semi-detached dwelling: 72.0 m ² for each unit
Site Coverage	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ² Semi-detached dwelling unit: 232.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit

- (d) R1A district is subject to any applicable residential regulations listed within section 4.7.

4.3 R1N Residential (Narrow Lot) District

R1N

General Purpose

The general purpose of this District is to provide land which will be used for narrow lot single family residential development in new neighbourhoods.

(1) R1N Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(iv)	Municipal services limited to Police, Emergency Services and/or Utilities.
(v)	Sales of new homes from a show home.

(2) R1N Residential (Narrow Lot) Regulations

- (a) In order to ensure that there is not an excessive amount of on street parking, a two vehicle parking pad, shall be constructed in the back of the lot to at least a gravel standard. All locations shall be approved by the Development Authority.
- (b) In order to ensure a pleasing neighbourhood appearance, there shall be a common architectural theme, with the house oriented to the street and including such features as front porches and decks for any narrow lot development. The proposed theme shall be approved by the Development Authority.
- (c) The Development Authority, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.

- (d) Identical houses with similar front elevations must be separated by a minimum of one lot unless finishing treatments (colour/front elevations) are substantially different to the satisfaction of the Development Authority.
- (e) The Development Authority shall require a graduated transition between different house styles which shall be accommodated by varied roof lines, architectural projections, and/or the interjection of bi-level or split level designs between bungalow and two-storey designs. House setbacks shall be staggered.
- (f) Side windows shall be arranged to keep the incidence of windows facing each other to a minimum in above grade storeys. No window shall face directly into a bedroom. Obscured glass shall be used in any bathroom where it faces a window in an adjoining residence.
- (g) In order to ensure that the front landscape is not dominated by either garages or driveways, there shall be no front driveways or front yard garages allowed in this district.
- (h) In order to ensure that there is access to the rear yard, all lots in this District shall have rear lane access.
- (i) The front yard shall have a tree or shrub plantings.
- (j) No more than 33% of the “net residential area” (i.e. the area of land designated for residential use within a Neighbourhood Area Structure Plan) shall be developed for narrow-lot housing. (R1N).
- (k) For the purpose of this section, “total development area” means the total area of land which is designated residential in the Neighbourhood Area Structure Plan.
- (l) Table 4.3 R1N Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m
Site Coverage	Maximum - 45% (includes garage and accessory buildings) Minimum – 6 m x frontage
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
Front Yard Minimum	5.0 m
Side Yard Minimum	Detached dwelling: 1.25 m, except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m
Rear Yard Minimum	7.5 m
Lot Depth Minimum	36.6 m
Landscaped Area	35% of site area

Regulations	Requirements
Parking Spaces	2 stalls in the back of lot
Lot Area Minimum	Detached dwelling 380.0 m ²
Frontage Minimum	Detached dwelling 10.5 m
Lot Width at Rear of Lot	9.2 m

- (m) R1N district is subject to any applicable residential regulations listed within section 4.7.

4.4 R2 Residential (Medium Density) District

R2

General Purpose

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan.

(1) R2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	Secondary suite legally in existence before April 5, 2004.
(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3).
(ii)	Amateur radio tower.
(iii)	Assisted living residence.
(iv)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(v)	Day Care Facility, Day Care Adult, Social Care Residence or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(vi)	“Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, social care residences, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vii)	Garden suite subject to section 4.7(13).
(viii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(ix)	Home occupations which will generate additional traffic subject to section 4.7(8).
(x)	Multi-attached dwelling unit building.
(xi)	Multiple family building.

(b) Discretionary Uses *continued*

- (xii) Municipal services limited to police, emergency services and/or utilities.
- (xiii) Public and quasi-public buildings.
- (xiv) Retirement home.
- (xv) Semi-detached dwelling unit.

(2) R2 Residential (Medium Density) Regulations

- (a) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.
- (c) Notwithstanding the 6.0 metre front yard setback, except for multi-family which shall have a minimum setback of 7.5 metres, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 metres by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.

(d) Table 4.4 R2 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit
Site Coverage	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except apartments which shall be allowed three storeys
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m

Regulations	Requirements
	Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m Multi-family: 66% of building height and in no case less than 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ² Semi-detached dwelling unit: 232.0 m ² per dwelling unit Multi-attached: 185.0 m ² per internal unit, 240.0 m ² per end unit Multi-family (no separate bedroom): 74.0 m ² per dwelling unit Multi-family (one bedroom): 111.0 m ² per dwelling unit Multi-family (more than one bedroom): 139.0 m ² per dwelling unit
Frontage Minimum	Detached dwelling 12.0 m Semi-detached dwelling unit 7.6 m per unit Multi-attached building: 22.0 m, 6.1 m per each unit Multiple family building: 19.5 m

- (e) R2 district is subject to any applicable residential regulations listed within section 4.7.

(3) R2 Residential (Medium Density) Site Location

- (a) Notwithstanding section 4.4(2)(d), a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.
- (b) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

4.5 R3 Residential (Multiple Family) District

R3

General Purpose

The general purpose of this District is to accommodate and control medium and high density residential development.

(1) R3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Home music instructor/instruction (two students), subject to section 4.7(10).
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(iii)	Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).
(iv)	Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).
(v)	Neighbourhood identification signs subject to section 3.4.
(b) Discretionary Uses	
(i)	Accessory residential structure subject to section 4.7(3).
(ii)	Assisted living Residence.
(iii)	Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
(iv)	Day Care Facility, Day Care Adult, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan. On any site where a place of worship or kindergarten or school or social care residence or daycare facilities was approved prior to Dec. 7, 1998, any of the above uses may be interchanged.
(v)	Detached or semi-detached dwelling unit in existence before January 12, 2004.
(vi)	Home music instructor/instruction (six students), subject to section 4.7(10).
(vii)	Home occupations which will generate additional traffic subject to section 4.7(8).
(viii)	Multi-attached building more than 35 dwelling units per hectare.
(ix)	Multiple family building more than 35 dwelling units per hectare.
(x)	Retirement home.
(xi)	Secondary suite legally in existence before April 5, 2004.
(xii)	Social care residence.

(2) R3 Residential (Multiple Family) Regulations**(a) Table 4.5 R3 Regulations**

Regulations	Requirements
Floor Area Minimum	<p>Detached dwelling: Frontage in m x 6.0 m</p> <p>Semi-detached dwelling: 65.0 m² for each unit</p> <p>Multi-attached: 60.0 m² for each unit</p> <p>Dwelling unit in a multiple family building: 37.0 m²</p> <p>Unit in assisted living residence or retirement home: 23.0 m²</p>
Site Coverage	40% (includes garage and accessory buildings) except within multi-family, assisted living residence, retirement home or social care residences on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
Building Height Maximum	<p>2 storeys with a maximum of 10.0 m measured from the average of the lot grade except apartments which shall be allowed 3 storeys.</p> <p>For multi-family, assisted living residence, retirement home or social care residences 4 storeys, except on sites located within the boundaries of the Greater Downtown Action Plan, where there is no maximum.</p>
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum subject to sections 5.7(2) and 3.19.
Side Yard Minimum	<p>Detached dwelling: 1.5 m</p> <p>Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m</p> <p>Special residential: 3.0 m</p> <p>Multi-attached (without side entry): 1.8 m Multi-attached (with side entry): 2.4 m</p> <p>Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p>

Regulations	Requirements
Side Yard Minimum <i>continued</i>	<p>For multi-family, assisted living residence, retirement home or social care residences:</p> <ul style="list-style-type: none"> ▪ Buildings up to 2 storeys: 3.0 m ▪ Buildings of 3 and 4 storeys: 4.5 m ▪ Buildings of 5 and 6 storeys: subject to the approval of the Commission, but not less than 6.0 m ▪ Buildings more than 6 storeys: subject to the approval of the Commission, but not less than 7.5m <p>In all cases the minimum side yard requirement is subject to sections 5.7(2) and 3.19.</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area except for multi-family, assisted living residence, retirement home or social care residences on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site area is required.
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	<p>Detached dwelling 360.0 m²</p> <p>Semi-detached dwelling unit: 232.0 m² per dwelling unit</p> <p>Multi-attached :185.0 m² per internal unit, 240.0 m² per end unit</p> <p>Muti-family (no separate bedroom): 74.0 m² per unit Muti-family (one bedroom):111.0 m² per unit Muti-family (more than one bedroom):139.0 m² per unit</p> <p>For multi-family, assisted living residence, retirement home or social care residences:</p> <ul style="list-style-type: none"> ▪ In all cases subject to section 4.5(3)(a). ▪ No separate bedroom and unit in a retirement home and assisted living residence: 55.0 m² per unit ▪ One Bedroom: 82.0 m² per unit ▪ More than one bedroom :102.0m² per unit
Frontage Minimum	<p>Detached dwelling: 12.0 m</p> <p>Semi-detached dwelling: 7.6 m per unit</p> <p>Multi-attached building: 22.0 m, 6.1 m per each unit</p> <p>Multiple family building: 19.5 m</p>

- (b) R3 district is subject to any applicable residential regulations listed within section 4.7.

(3) R3 Residential (Multiple Family) Site Development

- (a) Notwithstanding the minimum site area requirements of Table 4.5, when an area has a density designation in accordance with section 7.10(2), the minimum site area is subject to approval of the Commission.
- (b) Notwithstanding the building height maximum, any existing building located outside of the boundaries of the Greater Downtown Action Plan which is greater than four storeys may be structurally altered or replaced by another building provided the number of storeys does not increase.

4.6 R4 Residential (Manufactured Home) District**R4****General Purpose**

The general purpose of this District is to provide land for manufactured homes and manufactured home communities.

(1) R4 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Home music instructor/instruction (two students), subject to section 4.7(10).
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(iii)	Manufactured home.
(iv)	Manufactured home park.
(b) Discretionary Uses	
(i)	Garden suite subject to section 4.7(13).
(ii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(iii)	Home occupations which will generate additional traffic subject to section 4.7(8).
(iv)	Neighbourhood identification signs subject to section 3.4.

(2) R4 Residential (Manufactured Home) Regulations

(a) Notwithstanding subsection (b), the site plan of a Manufactured Home Park shall be subject to approval by the Commission.

(b) Table 4.6 R4 Regulations

Regulations	Requirements
Floor Area Minimum	55.0 m ²
Building Height Maximum	1 storey
Front Yard Minimum	6.0 m Manufactured Home Units (Subdivision or Condominium Sites) – 6.0 m per setback list
Side Yard Minimum	1.5 m on right side facing lot from street; 2.35 m on left side
Rear Yard Minimum	6.0 m
Landscaped Area	35% of site area

Regulations	Requirements
Parking	Manufactured home park as required by the development authority Manufactured home units (subdivision or condominium sites): 2 stalls on site
Site Area	Manufactured home park: as required by the development authority Manufactured home units (subdivision or condominium sites): <ul style="list-style-type: none"> ▪ Single wide: minimum 350.0 m² ▪ Double wide: minimum 418.0 m²
Frontage Minimum	Manufactured home park: 11.0 m Manufactured home units (subdivision or condominium sites): <ul style="list-style-type: none"> ▪ Single wide: minimum 11.0 m ▪ Double wide: minimum 14.0 m

(c) R4 district is subject to any applicable residential regulations listed within section 4.7.

4.7 Residential District Regulations

(1) General Regulations

- (a) Notwithstanding the district regulations, where an approved subdivision plan or a proposed subdivision plan within these use districts, R1, R1A, and R2 comprises of at least 5 sites, the Development Officer shall establish the front yard setbacks required.
- (b) Notwithstanding regulations listed in Tables 4.1, 4.2, and 4.4, in lane less subdivisions, in districts R1, R1A, and R2, one of the side yards for a detached dwelling shall be:

 - (i) 1.5 metres where a garage or carport is attached to or is an integral part of the principal building, or
 - (ii) 3.0 metres where a garage or carport is to be provided in the rear yard of the said land, or
 - (iii) 5.0 metres where a garage or carport is to be attached to the principal building at a later date, or
 - (iv) in the event that the front building line of the said lands is 21.0 metres in length or greater, the minimum side yard in one side of the site shall be 10% of such building line. The minimum side yard on the other side of the site in the case subsection (i) hereof applies, 10% of the said building line; in the case subsection (ii) or (iii) applies, 3.0 metres or 5.0 metres respectively as the case may be.
- (c) Notwithstanding regulations listed in Tables 4.1, 4.2, 4.3, and 4.4, the Development Officer may deem that an existing building or lot within the following tolerances of the requirements complies with regulations listed in Tables 4.1, 4.2, 4.3, and 4.4, within the districts R1, R1N, R1A, and R2, namely:

 - (i) not less than 90% of the minimum: Front Yard, Side Yard (except within R1N, minimum 1.2 m), Rear Yard, Site Area, or Frontage,
 - (ii) not less than 95% of the minimum floor area, and
 - (iii) not less than 98% of the minimum landscaping area.
- (d) In calculating the minimum floor area for an odd and irregular shaped site within districts R1, R1A and R2:

- (i) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot, and
 - (ii) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.
- (e) Within R2 and R3, notwithstanding district regulations stated in Tables 4.4, and 4.5, the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (f) Within R2 and R3, resident amenity areas of a minimum of 4.5 m² per dwelling unit for multiple family building and multi-attached building and a minimum of 15.0 m² per unit for a retirement home, assisted living residence and social care residence shall be provided. Resident amenity areas may include, for example, sitting rooms, dining rooms, patios and landscaped areas. The calculation of resident amenity areas shall exclude other common areas, for example spaces for on-site or visiting health care professionals, accessory retail and accessory services, or storage areas.

The following are tables are a summary of the general residential regulations that are applicable to all residential districts and specific regulations applicable to single detached dwelling units, manufactured homes, semi-detached dwelling units, multi-attached dwelling units, and multi-family dwelling units. For more detailed regulations refer to each residential district.

General Residential Regulations

General Regulations	R1	R1A	R1N	R2	R3*	R4
Site Coverage Maximum: includes garage and accessory buildings	40%	40%	45% note: 6.0 m x frontage minimum	40%	40%	n/a
Building Height Maximum: measured from average of the lot grade	2 storey, maximum 10.0 m	2 storey, maximum 10.0 m	2 storey, maximum 10.0 m	2 storey, maximum 10.0 m , apartment 3 storeys	2 storey, maximum 10.0 m , apartment 3 storeys	One storey maximum
Front Yard Minimum:	6.0 m	6.0 m	5.0 m	6.0 m (multi-family 7.5 m)	6.0 m	6.0 m
Side Yard Minimum: Special Residential	n/a	3.0 m	n/a	3.0 m	See district	n/a
Rear Yard Minimum:	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	6.0 m
Lot Depth Minimum:	30.0 m	30.0 m	36.6 m	30.0 m	30.0 m	n/a
Landscaping Minimum:	35% of site area	35% of site area	35% of site area	35% of site area	35% of site area	35% of site area
Parking:	subject to sections 3.1 & 3.2	subject to sections 3.1 & 3.2	2 stalls in the back of lot	subject to sections 3.1 & 3.2	subject to sections 3.1 & 3.2	Mobile home parks**, 2 stalls on site for units
Lot Width at Rear of Lot	n/a	n/a	9.2 m	n/a	n/a	n/a

Note: Table is for reference only and does not form part of the land use bylaw.

*refer to district for exceptions and regulations.

**As required by the Development Authority.

Detached Dwelling Regulations (Manufactured Home in R4)

Detached Dwelling (Manufactured Home in R4)	R1	R1A	R1N	R2	R3*	R4
Floor Area Minimum:	Frontage in m x 6.0 m but not less than 72.0 m ²	Frontage in m x 6.0 m but not less than 72.0 m ²	Frontage in m x 6.0 m	Frontage in m x 6.0 m	Frontage in m x 6.0 m but not less than 72.0 m ²	55.0 m ²
Side Yard Minimum:	1.5 m	1.5 m	1.2 m*	1.5 m	1.5 m	1.5 m on right side facing lot from street; 2.35 m on left side
Frontage Minimum:	12.0 m	12.0 m	10.4 m	12.0 m	12.0 m	11.0m for Mobile Home (MH) units; Single wide 11.0m; Double wide 14.0 m
Lot/Site Area Minimum:	360.0 m ²	360.0 m ²	380.0 m ²	360.0 m ²	360.0 m ²	MH Parks**: Single wide 350.0 m ² ; Double wide 418.0 m ²

Multi-Family Dwelling Regulations

Semi- Detached Dwelling	R1A	R2	R3*
Floor Area Minimum:	72.0 m ² per unit	65.0 m ² per unit	72.0 m ² per unit
Side Yard Minimum: (without side entry)	1.5 m	1.5 m	1.5 m
Side Yard Minimum: (with side entry)	2.4 m	2.4 m	2.4 m
Frontage Minimum:	7.6 m per unit	7.6 m per dwelling unit	7.6 m per unit
Lot Area Minimum:	232.0 m ² per dwelling	232.0 m ² per dwelling	232.0 m ² per dwelling

Multi-Attached Dwelling Regulations

Multi-Attached Dwelling	R2	R3*
Floor Area Minimum:	60.0 m ² per unit	60.0 m ² per unit
Side Yard Minimum: (without side entry)	1.8 m	1.8 m
Side Yard Minimum: (with side entry)	2.4 m	2.4 m
Frontage Minimum:	22.0 m 6.1 m, per unit	22.0 m 6.1 m, per unit
Lot Area Minimum:	185.0 m ² per internal unit; 240.0 m ² per end unit	185.0 m ² per internal unit; 240.0 m ² per end unit

Note: Table is for reference only and does not form part of the land use bylaw.

*Refer to district for exceptions and regulations.

**As required by the Development Authority

Semi-Detached Dwelling Regulations

Multi-Family Dwelling	R2	R3*
Side Yard Minimum:	66% of building height, not less than 3.0 m	See district
Lot Area Minimum: no separate bedroom	74.0 m ² per dwelling unit	See district
Lot Area Minimum: one bedroom	111.0 m ² per dwelling unit	See district
Lot Area Minimum: more than one bedroom	139.0 m ² per dwelling unit	See district
Frontage:	19.5 m	See district

Note: Table is for reference only and does not form part of the land use bylaw.

**As required by the Development Authority.

(2) Redevelopment in Existing Neighbourhoods

- (a) Notwithstanding regulations listed in Tables 4.1, 4.2, and 4.4, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street within districts R1, R1A, and R2.
- (b) Section 4.7(2)(a) shall not apply to development applications which comply with Section 7.7 in districts R1 and R1A.

(3) Accessory Residential Structures

- (a) In addition to the requirements of section 3.5 when allowed in a residential land use district an accessory building shall not:
 - (i) exceed one storey or 4.5 metres in height, or
 - (ii) occupy more than two thirds of the width of the rear yard of any site, or
 - (iii) be located in the front yard of a residential district unless approved by the Development Authority, or
 - (iv) be erected or placed in the rear yard of a site within 0.9 metres of the side or rear boundary of the site, provided that in the case of an accessory building erected on and serving two abutting sites, such building may be erected on the side boundary common to such sites, or
 - (v) be used as a dwelling.

(4) Objects Prohibited or Restricted in Yards

- (a) Except for one commercial vehicle of gross vehicle weight rating not exceeding 4,500 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential districts for longer than is necessary to load or unload.
- (b) No person shall allow:
 - (i) a commercial motor vehicle or trailer to remain or be parked in a front yard of the site in a residential district, except for:

- (1) one trailer used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October of any year;
 - (2) one non-commercial trailer used to transport off-road vehicles (excluding snowmobiles) or watercraft which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year; or
 - (3) one non-commercial trailer used to transport snowmobiles, which may be parked on a constructed parking pad in the front yard between the first day of November and the thirtieth day of April in any year.
- (c) In any residential district, not more than one trailer shall be parked on any site.
- (d) No person in lawful possession or control of a site shall allow or permit a trailer parked on such site to be used for living or sleeping accommodation except as follows:
- (i) A trailer parked in an approved campground.
 - (ii) A trailer parked in the Westerner Exposition site if their on-site campground is full or if exhibitors require close proximity to on-site facilities.
 - (iii) A self-container trailer parked in the parking lot of a church, school, recreation venue site, community centre or major hotel with conference/convention facilities providing:
 - (1) the occupant has obtained consent from the owner of the site and is attending a function or event in a facility on that site;
 - (2) the owner of the site has obtained approval from the Development Authority;
 - (3) overnight parking on the site does not exceed two consecutive nights unless approved by the Development Authority;

- (4) overnight parking on the site shall not exceed two occasions per calendar month unless approved by the Development Authority;
 - (5) no fees shall be charged for overnight parking;
 - (6) the owner of the site will be responsible to ensure that all City of Red Deer Bylaws, including the Public Order Bylaw, are complied with.
- (iv) A trailer parked on a site in a residential district for 48 hours or less between the first day of April and the thirty-first day of October each year providing:
- (1) the owner of the site obtains approval from the Development Authority;
 - (2) no rent or fees are paid for the use of the site or facilities;
 - (3) the period shall in no circumstances exceed thirty days without prior approval of the Development Authority.

(5) Projections over Yards

Except as provided in this Part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.

The portions of, and attachments to, a principal building, which may project over or on a minimum yard are:

- (a) On a site in a residential district:
- (i) Front Yard: An unenclosed veranda, porch, balcony, or chimney, which projects not more than 1.5 m over or on a minimum front yard,
 - (ii) Rear Yard: An unenclosed veranda or balcony, which projects not more than 3.0 m over or on a minimum rear yard,
 - (iii) Side Yard:
 - (1) a canopy, eaves, or chimney, which projects not more than one half of the minimum side yard required for the site,
 - (2) unenclosed steps, including a landing, not more than 0.6 m above grade, which projects not more than 0.9 m into the minimum side yard; except, that no steps, landings, or

balconies may project into a 3.0 metre side yard required in a laneless subdivision, unless provisions are made for a garage or carport, or vehicular access to the rear of the property.

(6) Corner Sites Restrictions (Site Lines)

- (a) All corner sites are subject to section 3.11.
- (b) In the front yard of a site in a residential district, no fence or hedge more than 0.9 m in height shall be permitted within 6.0 metres of the intersection of a driveway or lane and a road (for illustrative purposes see Part 3, Figure 2).

(7) Vehicular Access to Lots from Public Roadways

- (a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.
- (b) Where a development permit for an R2 or R3 development authorizes access from the parking area of the development to a lane which is adjacent to a residential district, the owner of the property being developed shall be required, as a condition of the granting of the development permit, to enter into a development agreement:
 - (i) agree to the passage of a Local Improvement Bylaw and to pay for a proportionate share of the cost of constructing a paved lane servicing the development and the adjacent area, which share shall be calculated pursuant to the City Policy in effect from time to time for local improvements of that nature.

(8) Home Occupations

- (a) Home Occupations are intended to permit the use of residential premises for purposes related to business, provided that such use does not cause excessive vehicular or pedestrian traffic or otherwise interfere with or detract from the peace and quiet of a residential neighbourhood. Accordingly it is intended that a home occupation may not involve any retail or industrial activity on the site.
- (b) A home occupation, notwithstanding its inclusion in any land use district as a permitted or discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the regulations contained in this section.

- (c) No person shall operate or permit or allow the operation of a home occupation without being the holder of a valid and subsisting home occupation license.
- (d) Application for a home occupation license may be made at the Inspections and Licensing Department at City Hall. In addition to providing such information as the Inspections and Licensing Department shall require, the applicant shall pay the fees prescribed in the License Bylaw.
- (e) Where a home occupation is a discretionary use, the Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (f) A home occupation which is a discretionary use shall be advertised each three years after the initial approval of the home occupation.
- (g) Where any of the provisions of this Bylaw dealing with home occupations are breached, the Development Officer may take such action as may be available to the Development Officer under the law, including revocation of a home occupation license or the issuance of a notice under the provisions of the *Municipal Government Act* requiring the person to cease the home occupation ('Stop Order').
- (h) The issuance of a Stop Order is appealable to the Subdivision and Development Appeal Board in accordance with the provisions of the *Municipal Government Act*.
- (i) Pursuant to the License Bylaw, the revocation of a home occupation license by the License Inspector is appealable to Council, provided that such appeal must be made within 30 days of the date of the revocation. Council's decision on the Appeal shall be final.
- (j) The following regulations apply to all home occupations:
 - (i) a home occupation shall not be staffed by any person other than a resident of the home,
 - (ii) not more than two adult residents of the home are permitted to work in the home occupation,
 - (iii) no advertising may be posted at the site of a home occupation, nor shall there be any evidence of the home occupation which is

noticeable from the exterior of the property, whether visual or otherwise,

- (iv) a home occupation may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odour, smoke, electronic interference, bright lights, or other nuisance,
 - (v) outside storage of equipment material or goods in connection with a home occupation is prohibited,
 - (vi) not more than one commercial vehicle used in conjunction with the home occupation may be parked on the site or any street adjacent thereto,
 - (vii) there shall be no storage or use of hazardous, noxious or dangerous goods in connection with any home occupation,
 - (viii) a home occupation shall be confined to a maximum of 30.0 m² (322.0 square feet) or 20% of the net floor area of the dwelling unit, whichever is less,
 - (ix) a home occupation may be accommodated in a private garage, provided however, that it does not prevent the continued use of the garage for the intended purpose of parking motor vehicles and that the parking requirements of any bylaw continue to be met,
 - (x) an accessory building may not be constructed or used for the sole purpose of a home occupation,
 - (xi) a home occupation which is allowed as a permitted use shall not generate additional traffic subsequent to the date of approval.
- (k) Notwithstanding section 4.7 (8)(a) or any other provision of this bylaw, the holder of a home occupation license (the "Licensee") may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:
- (i) the Licensee shall notify the Development Officer two weeks prior to the date of the proposed sale,
 - (ii) the sale may run for one day only,
 - (iii) admission to the sale shall be by invitation only and the sale may not be generally advertised, and

- (iv) the retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.

(9) Secondary Suites Development Regulations

General Purpose

These regulations provide opportunities for landowners to create more choices in the range of affordable housing, in a manner which is compatible with other residential uses and which ensures that a detached dwelling with a secondary suite retains the curb appearance, the level of activity and the primary function of a detached dwelling (as opposed to a semi-detached dwelling).

- (a) A secondary suite may be developed only in a detached dwelling and only in those Land Use Districts where it is listed as a use.
- (b) Permitted use secondary suites must be pre-designated in an area structure plan or an area redevelopment plan.
- (c) Only one secondary suite shall be allowed per principal building.
- (d) A secondary suite shall not be allowed in an accessory building.
- (e) A secondary suite shall not exceed 40% of the total floor area of the principal building, including upper floors and basement combined, or 90.0 m² (969.0 square feet), whichever is less, and shall not be smaller than 38.0 m² (approximately 400.0 square feet).
- (f) A separate entrance door to a secondary suite shall not be located on any front building elevation facing a public street. Notwithstanding this, a single entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite take access, may be located on any front building elevation facing a public street.
- (g) Parking requirements:
 - (i) A secondary suite with two or less bedrooms shall have one off-street parking space, and secondary suite with more than two bedrooms shall have two off-street parking spaces.
 - (ii) The parking requirement for a secondary suite is in addition to the parking requirement for the main dwelling unit as set out in section 3.1 and 3.2 of this bylaw.

- (iii) Parking spaces for the secondary suite shall be available for the exclusive and unrestricted use of the occupants of the secondary suite.
- (iv) Parking spaces for a secondary suite must be located in one of the following locations:
 - (1) In an attached or detached garage; or
 - (2) In the rear yard, or
 - (3) In the side yard to the rear of the front yard setback.
 - (4) Tandem parking shall not be allowed.
- (v) Only on lots where the parking space(s) for a secondary suite in the location described in subsection (iv) cannot reasonably be provided, the Development Authority may allow the parking space to be located within the front yard setback, provided that a minimum of 20% of the front yard setback remains landscaped and that tandem parking shall not be allowed.
- (h) A principal building containing a detached dwelling with a secondary suite may not be converted into condominiums; ownership of a property containing a secondary suite must be an undivided fee simple.
- (i) Not more than 10% of the total number of lots in the R1 Residential (Low Density) District within an area structure plan or an area redevelopment plan may be pre-designated for "secondary suite development."

(10) Home Music Instructor/Instruction

- (a) No person shall undertake home music instruction without being the holder of a valid and subsisting discretionary use development permit and/or a business license.
- (b) "Home music instructor/instruction", notwithstanding its inclusion in any land use district as a permitted use or as a discretionary use, constitutes a conditional use right, provided that such use must be in accordance with the regulations contained in this section.
- (c) Where home music instructor/instruction is a discretionary use the Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to an application being considered by the Commission.
- (d) The following requirements shall be met:

- (i) home music instruction which is allowed as a permitted use shall not involve more than two students simultaneously, and home music instruction which is allowed as a discretionary use shall not involve more than six students simultaneously,
- (ii) advertising may not be posted at the site,
- (iii) home music instruction shall not be allowed to constitute a principle use on any property,
- (iv) home music instruction shall not cause excessive vehicular traffic and/or on-street and/or off-street parking that are uncharacteristic to the particular residential neighbourhood, nor shall home music instruction in any other way cause nuisances that interfere with, detract from or disturb the character of the residential neighbourhood,
- (v) a private garage may not be used for the purpose of home music instruction, unless, to the satisfaction of the Development Authority, alternative provisions have been made for the accommodation of the required minimum two parking spaces for residential properties and adequate provisions have been taken to contain noise,
- (vi) a home music instructor may hold an annual recital at the site.

(11) Bed & Breakfasts

General Purpose

The general purpose of this section is to provide discretionary opportunities for residents of any residential community in the city to operate bed and breakfasts from detached or semi-detached dwellings as an integral part of the neighbourhoods in which they may be located. The intention is that bed and breakfasts are to be operated in such a manner that they will not be experienced by other residents as an intrusive commercial land use or as a nuisance to the neighbourhood in any manner, bearing in mind what are generally acceptable activities for any residential community in the city. Specifically it is expected that a bed and breakfast will not cause noise, vehicle and pedestrian traffic, on-street or off-street parking or social activities exceeding that which are prevalent in the neighbourhood in which it is located.

- (a) A bed & breakfast may be allowed as an accessory use to a detached or a semi-detached dwelling, within those land use districts in Parts 4-8 of this bylaw in which it is listed as a discretionary use.
- (b) Application for a discretionary use development permit to establish and operate a bed & breakfast may be made at City Hall. Upon approval of a discretionary use development permit the applicant shall apply to The City for an occupancy certificate and an annually renewable business license prior to opening the bed & breakfast facility.
- (c) In addition to providing such information as the Inspections and Licensing Department may require, the applicant shall pay the fees prescribed by bylaw.
- (d) Prior to an application being considered by the Development Authority the applicant shall have an information session hosted by The City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Development Authority. Area residents and landowners, as shall be determined by The City's Planning Department, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on The City's inventory list is the application site, shall be notified of the said information session.
- (e) The Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (f) When needed the Development Officer shall review the performance of all approved bed and breakfasts in The City based on any complaints received about any bed and breakfast during the previous year, and take a report to the Development Authority advising of the actions taken with respect to such complaints and proposing any recommendations on additional steps to be taken by The City with respect to relevant contraventions of this bylaw.
- (g) Anyone may lodge complaints to the Development Authority about any nuisance that a bed and breakfast may be imposing on the neighbourhood or adjacent properties including but not limited to noise, vehicle or pedestrian traffic, parking or social activities.
- (h) The Development Authority may impose conditions of approval on a discretionary use development permit.
- (i) The following additional regulations shall apply to all bed & breakfasts:

- (i) The property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence.
- (ii) No full time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises. Casual labour may be hired for yard cleaning, repair work, housekeeping services, etc. in the usual manner.
- (iii) The maximum length of stay for a guest at a bed & breakfast shall be 14 nights in any 30 day period.
- (iv) The planning, operation and appearance of a bed & breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the curb appearance of a detached or a semi-detached dwelling, including landscaping of a minimum of 20% of the front yard.
- (v) Except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, a bed & breakfast may occupy not more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (additional outside access is optional).
- (vi) Notwithstanding subsection (v), at no time shall more than eight guests be accommodated.
- (vii) Guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available in the guest rooms for the use of guests to prepare meals.
- (viii) Except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements of this bylaw. The interior parking stalls in a tandem parking stall set will not be counted towards fulfilling the minimum parking requirements (see definition of "Tandem Parking"). The combined width of parking spaces provided in the rear yard may not exceed 85% of the rear lot width.

- (ix) No meals may be served on the premises of a bed & breakfast, with the exception of breakfast to overnight guests only.
- (x) No other services or retail sales may be offered at or from the same premises than that of a bed & breakfast, and no home occupation is permitted on the premises of a bed & breakfast.
- (xi) There shall be no secondary suite or garden suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.
- (xii) At the discretion of the Development Authority, a bed & breakfast may have one sign (approximately 0.27 m² in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Officer. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material, or with such architectural controls as may be required by the developer of a subdivision. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting."

(12) Temporary Home Stay Accommodations

- (a) Temporary Home Stay Accommodations are permitted in any residential district but only during such period of time as may be specified in a declaration issued by the Mayor. The Mayor may issue such a declaration but only where the following has occurred:
 - (i) The Red Deer Visitor and Convention Bureau has advised the Mayor that a survey of the hotels, motels and commercial Bed & breakfast operations in the Red Deer Area has satisfied the Red Deer Visitor and Convention Bureau that hotels, motels and commercial Bed & breakfast operations in the Red Deer area are substantially booked,
 - (ii) An event is being held in the Red Deer area, for which additional overnight accommodation is required and therefore the Visitor and Convention Bureau has requested that the Mayor make the necessary declaration to allow the operation of a temporary home stay accommodation.

- (b) For the purposes of this section, the term 'Red Deer area' means the city of Red Deer, County of Red Deer, County of Lacombe and the town and villages therein.

(13) Garden Suite Building Regulations

- (a) A Garden Suite shall:

- (i) not be located in the front yard,
- (ii) not exceed one storey in height,
- (iii) maintain a minimum side yard of 1.5 m,
- (iv) maintain a rear yard of:
 - (1) 2.0 m when there is a lane,
 - (2) 2.0 m when there is no lane and the garden suite has a blank wall facing the rear parcel line,
 - (3) 3.0 m when there is no lane and the garden suite has a window opening on the wall facing the rear parcel line.
 - (4) have a minimum separation distance of 2.4 m from the principal building and 1.5 m from all other buildings on the same site,
- (v) not to be located on any site which contains two or more permanent dwelling units.

- (b) Garden Suites:

- (i) are a temporary use and are subject to annual review,
- (ii) shall not be occupied by any person other than a parent or parents or cognitively impaired adult, of the registered owner of the lot upon which it is situate,
- (iii) shall not, in combination with the principal residence, result in site coverage in excess of 40% of the area of the lot, and
- (iv) shall be located on the lot in a location approved by the Development Authority.

- (c) The registered owner shall remove the Garden Suite from the said lot within 6 months:
 - (i) upon the occupant for whom such dwelling unit was approved ceasing to occupy it, and
 - (ii) upon the registered owner ceasing to occupy the principal building on the lot.
- (d) Approval of a Garden Suite shall be subject to an agreement between the registered owner of the lot and The City, satisfactory to The City, to enforce performance of the requirements of this section.

(14) Temporary Building Permits

- (1) A temporary building may not be erected without the permission of the Development Authority which may be granted as follows:
 - (a) any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Development Authority,
 - (b) a residential land use district provided that:
 - (i) no such temporary building shall have a floor area exceeding 16.5 square metres, be more than 3.0 metres in height or be set back less than 1.2 metres from the side property line; and
 - (ii) the owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Development Authority;
 - (iii) there shall be no more than one temporary building per site;
 - (iv) a temporary building being used as a garage must be placed in the rear yard only;
 - (v) in the case of a pre-manufactured temporary building, the elevations shall be subject to the approval of the Development Authority;
 - (vi) the temporary building must be set back at least 1.2 metres from the property line; and

- (vii) the building is completed in accordance with terms stipulated by the Development Authority, provided that the temporary building permit shall expire at the end of 24 months, unless renewed by the Development Authority for a further term, and that such building will comply with this Bylaw and all other City bylaws.
- (2) If an owner fails to comply with the terms and conditions of a temporary building permit, the Development Authority may remove or cause to be removed such building as the case may be, the costs of which shall be charged against the lands upon which the temporary building is situated and shall be payable by the owner to The City on demand.
- (3) A temporary building may not be used as a dwelling.

(15) Landscaping Regulations

- (1) An owner of a residential site shall ensure that the landscaping on the landscaped area of the site is completed within two years of the date that a building permit is issued.
- (2) For the purpose of this section, completion of landscaping shall mean, at the minimum, that the landscaped area is covered by lawn.

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City of Red Deer Land Use Bylaw 3357/2006

USES	C1	C1A	C2A	C2B	C3	C4
Above Ground Storage Tanks	D*		D*		D*	D*
Accessory Building or Use	D	D	D	D	D*	D
Commercial Entertainment Facility	D		D			
Commercial Recreation Facility	P	D	D	D		P
Commercial Service Facility	P	P	P	P	D*	P
Dangerous Goods Occupancy	D	D		D	D*	D
Drinking Establishment	D*	D*	D*	D*		
Dwelling units above the ground floor	P		D	D	D	
Health and Medical Services						
Home Occupations	D	D	D	D	D	
Hostel	D	D				D
Hotel or Motel	P	D	D			D
Institutional Service Facility	P	D				
Late Night Club	D	D				
Liquor, Beer or Wine Sales			D			
Manufacturing		D				
Merchandise Sales/Rental	P*	P*/D	P*	P*	P*	P*/D*
Motor Vehicle Service and Repair	D*		D*	D*	D*	
Multiple Family Building	D*	D				
Office	P	P	P*			
Office-Medical					D*	
Outdoor Display of Goods						D
Parking Lot	D	D	D	D		
Parking Structure	D	D				
Restaurant	P	P	P	D	D	P
Service and Repair of Goods	P*	D	P*	P*	P*	P*
Signs: a-board	P	P	D	D		
Signs: awning and canopy	P	P	P	P	P	P
Signs: billboards	P*	P*				P*/D*
Signs: fascia	P	P	P	P	P	P
Signs: free standing	P	P	P	P	D	P
Signs: neighbourhood	P	P				
Signs: painted wall	D	D	D	D		P
Signs: projecting	P	P	P	P	P	P
Signs: under canopy	P	P	D	D	D	P
Signs: wall	D	D				
Social Care Residence	D	D				
Transportation, Utility or Communication Facility		D	D	D	D*	D
Warehouse		D*				D
P = Permitted Use D = Discretionary Use Blank = Use Not Allowed						

Note: Table is for reference only and does not form part of the land use bylaw

*refer to district for exceptions and regulations

General Commercial Regulations

General Regulations	C1	C1A	C2 A&B	C3	C4
Floor Area Minimum: Dwelling units	37.0 m ² maximum – three times site area	37.0 m ²	55.0 m ²	55.0 m ²	n/a
Floor Area Maximum: Commercial	nil	1/3 of site area (ground floor)	Gross leasable floor area shall not exceed 1/3 of site area	1/3 of site area	1/3 of site area
Building Height Maximum:	Controlled by maximum floor area ratio	As approved by the Commission	3 storeys	1 storey (6.0 m max.) unless the approval allows dwelling units above the ground floor , then a 2 nd storey is allowed	3 storeys
Front Yard Minimum:	Commercial nil, subject to section 5.7 (2) and 3.19 Residential 7.5 m or as required by the Commission	6.0 m	9.0 m	6.0 m	15.0 m
Side Yard Minimum:	Commercial nil, subject to 5.7(2) and 3.19 unless the side yard abuts a lane, then it shall be 1.5 m Residential as required by the Commission	-Nil, when there is a constructed lane -3.8 m on one side when there is no lane - 3.0 m when it abuts a street	9.0 m	1.5 m, unless the side yard abuts a residential parcel, then shall be 3.0 m	-Nil, when there is a constructed lane -3.8 m on one side when there is no lane - 3.0 m when it abuts a street
Rear Yard Minimum:	Commercial 1.5 m, subject to 5.7(2) and 3.19 Residential as required by the Commission	3.0 m	9.0 m	3.0 m unless the rear yard abuts a lane, then it maybe 1.5 m, 15% of site area	3.0 m
Landscaping Minimum:	Commercial nil Residential 15% unless as required by the Commission	15% of site area	15% of site area	15% of site area	40% of minimum front yard , if Development Authority requires elsewhere on site, then 15% of the site area may be required to be provided

City of Red Deer Land Use Bylaw 3357/2006

General Regulations	C1	C1A	C2 A&B	C3	C4
Parking:	subject to sections 3.1 & 3.2	subject to sections 3.1 & 3.2	Commercial 5.1 spaces for every 93 m ² of subject to sections 3.1 & 3.2 Residential subject to sections 3.1 & 3.2	Commercial 5.1 spaces for every 93 m ² of gross leasable floor area subject to sections 3.1 & 3.2 Residential subject to sections 3.1 & 3.2	subject to sections 3.1 & 3.2
Loading Spaces Minimum:	One opposite each loading door with a minimum of one subject to section 3.7 & 5.7 (3)	One opposite each loading door with a minimum of one subject to section 5.7(3) & 3.8	One opposite each loading door with a minimum of one per building subject to section 5.7(3) & 3.8	One opposite each loading door with a minimum of one which may be used as a parking space, subject to approval from the Development Authority	One opposite each loading door with a minimum of one per building subject to section 5.7(3) & 3.8
Site Area Minimum:	278.0 m ²	900.0 m ²	C2A 3.0 ha C2B 1.0 ha C2B Maximum 3.0 ha	378.0 m ² Maximum 4047.0 m ²	1393.0 m ² Maximum 4.0 ha
Frontage minimum:	7.5 m	2.0 m	n/a	7.5 m	30.0 m

n/a = Not Applicable

Note: Table is for reference only and does not form part of the land use bylaw

*refer to district for exceptions and regulations

5.1 C1 Commercial (City Centre) District

C1

General Purpose

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole.

(1) C1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Dwelling units above the ground floor.
(iv)	Hotel or motel.
(v)	Institutional service facility.
(vi)	Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery.
(vii)	Office.
(viii)	Service and repair of goods traded in the C1 district, excluding motor vehicles.
(ix)	Signs (subject to section 3.3 and 3.4):
	(1) a-board signs,
	(2) awning and canopy signs,
	(3) under canopy signs,
	(4) fascia signs,
	(5) free standing signs,
	(6) neighbourhood identification signs,
	(7) projecting sign, and
	(8) existing billboards.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	Commercial entertainment facility.
(iv)	Dangerous goods occupancy.
(v)	Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
(vi)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(vii)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).

(b) Discretionary Uses <i>continued</i>	
(viii)	Funeral home
(ix)	Home occupations subject to section 4.7 (8).
(x)	Hostel.
(xi)	Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
(xii)	Multiple family building, including ground floor dwelling units.
(xiii)	Late night club subject to section 5.7(7).
(xiv)	Parking lot/parking structure.
(xv)	Signs (subject to section 3.3 and 3.4):
	(1) painted wall signs and,
	(2) wall signs.
(xvi)	Social care residence.
(xvii)	Transportation, communication or utility facility.

(2) C1 Commercial (City Centre) Regulations

(a) Table 5.1 C1 Regulations

Regulations	Requirements
Floor Area	Commercial – Nil Residential Minimum - dwelling units 37 m ² Residential Maximum – three times site area
Building Height Maximum	Controlled by maximum floor area ratio
Front Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the Commission
Side Yard Minimum	Commercial – nil, subject to sections 5.7(2) & 3.19 unless the side yard abuts a lane, in which case it shall be 1.5 m Residential – as required by the Commission
Rear Yard Minimum	Commercial – 1.5 m, subject to sections 5.7(2) & 3.19 Residential – as required by the Commission
Landscaped Area	Commercial – nil Residential – 15 % unless otherwise required by the Commission
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	278.0 m ²
Frontage Minimum	7.5 m

- (b) C1 district is subject to any applicable commercial regulations listed within section 5.7.
- (c) The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the C1 District.
- (d) The following development design criteria apply to all C1 Commercial lands located south of the Red Deer River:
 - (i) Building Fronts – All Buildings:
 - (1) Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations shall be parallel to the street.
 - (2) Minimum building height shall be 8.5 m from grade to the cornice (eave) line.
 - (3) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
 - (4) No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows, to provide visual variety and interest.
 - (5) Where lanes exist, access to on-site parking and for loading and delivery zones shall be provided from the lane.
 - (6) No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.
 - (7) Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.
 - (8) Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.

(ii) Building Fronts - Commercial Buildings:

- (1)** All building front development criteria listed in subsection (i) also apply to commercial buildings.
- (2)** On the side facing a street, buildings shall be constructed:
 - (a)** to the property line,
 - (b)** to the setback line from the property line provided for in Section 5.7(2)(a),
 - (c)** or to the setback provided by the Development Authority to allow for an amenity to the pedestrian environment under Section 5.7(2) (b).
- (3)** In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations shall be built to the standards set out in subparagraph (ii) above.
- (4)** A building on a corner lot shall be constructed so that parking on the site is not visible from any street front.
- (5)** Street level elevations shall replicate the historic pattern of store front modules of 7.5 to 10.0 m wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (6)** The ground floor of any street facing building elevation shall contain a minimum of 50% windows.
- (7)** Display windows shall be provided adjacent to each retail front entrance.
- (8)** The minimum ground floor height shall be 3.6 m.
- (9)** As a minimum, overhead weather protection shall be provided for pedestrians along building fronts at each building entrance.
- (10)** Building cantilevers and attached awnings and canopies shall not project more than 3.0 m from any front building face.
- (11)** Front entrances shall be angled and recessed 0.9 to 1.5 m from the building face.

(iii) Building Fronts - Residential Buildings:

- (1)** All building front development criteria listed in subsection (i) also apply to residential buildings
- (2)** Each main floor dwelling unit fronting a street shall have a private front yard and individual direct front entry access from the sidewalk.
- (3)** The main floor shall not be located higher than 1.5 m above the grade of the front sidewalk.
- (4)** Retaining walls, railings, fences or hedges located in the minimum front yard shall not exceed 1.0 m in height unless of an open design.
- (5)** Architectural design elements such as balconies, verandas, canopies and window projections shall be incorporated into front building faces.
- (6)** Trees of a minimum 60 mm caliper (deciduous) or minimum 2.5 m height (coniferous) shall be planted in the front yard at one tree per 7.5 m of lot frontage.

(3) Heritage Buildings

- (a)** For the purpose of this section, heritage buildings and properties are only those listed in sections 7.5 and 7.6 of the Land Use Bylaw that are located within the C1 Commercial District.
- (b)** The Development Officer shall as part of their normal circulation process, refer any development proposal on a heritage property or a property abutting a heritage property to the Heritage Preservation Committee for comment.
- (c)** The Development Officer shall as part of their normal circulation process, refer any development proposal within the boundary of any Main Street Programme, or a property abutting the Main Street Programme boundary, to the Main Street Local Advisory Board for comment.
- (d)** Where a proposed development affecting a heritage property, or a property abutting a heritage property, is to be forwarded to the Municipal Planning Commission for a decision, or is the subject of an appeal before the Subdivision Development Appeal Board, the Development Officer shall notify The Heritage Preservation Committee and any Main Street Local Advisory Board of the time and date at which the development will be considered.

(4) Gaetz-Ross Heritage Area

- (a) The Gaetz-Ross Heritage area is defined as all those parcels of land fronting onto Gaetz Avenue from 48 Street north to, and including, the Hamilton Block (5211 Gaetz Avenue) and, all those parcels fronting onto Ross Street between, and including, the former CP Railway Station and the Old Court House Professional Centre building (4838 Ross Street).
- (b) All building front development criteria listed in subsections (i) to (iii) also apply to all developments in the Gaetz-Ross Heritage area.
- (c) Any portion of a new building higher than two storeys at the front building face shall be stepped back a minimum of 1.2 m from the front building façade of the lower two storeys. A second storey cornice line shall be architecturally accentuated.

(5) Setbacks

- (a) The minimum rear yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.
- (b) The minimum side yard setback of 1.5 m required under section 5.1(2)(a) Table 5.1, shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

5.2 C1A Commercial (City Centre West) District**C1A****General Purpose**

The general purpose of this District is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential developments. Generally, the land uses are to serve The City and the region, as a whole. This district is distinct from, and includes higher standards of development than, the C1 District.

(1) C1A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial service facility.
(ii)	Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel – maximum building size of 1500 m ² (16,146 sq ft.).
(iii)	Office.
(iv)	Restaurant.
(v)	Signs (subject to section 3.3 and 3.4):
(1)	a-board signs,
(2)	awning and canopy signs,
(3)	under canopy signs,
(4)	fascia signs,
(5)	free standing signs,
(6)	neighbourhood identification signs,
(7)	projecting sign, and
(8)	existing billboards.
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Any development legally existing or legally approved prior to the passing of this bylaw deemed to be a discretionary use duly approved by the Development Authority.
(iii)	Commercial recreation facility.
(iv)	Dangerous goods occupancy.
(v)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(vi)	Funeral home.
(vii)	Late night club subject to section 5.7(7).
(viii)	Home occupations subject to section 4.7 (8).
(ix)	Hotel, motel, or hostel.
(x)	Manufacturing of any articles.
(xi)	Merchandise sales and/or rental.
(xii)	Multiple family building.
(xiii)	Parking lot/parking structure.

(b) Discretionary Uses *continued*

- (xiv) Service and repair of any articles.
- (xv) Signs (subject to section 3.3 and 3.4):
 - (1) roof signs
 - (2) wall signs, and
 - (3) painted wall signs.
- (xvi) Social care residence.
- (xvii) Transportation, communication or facility.
- (xviii) Warehouse in the existing structure.

(2) C1A Commercial (City Centre West) Regulations**(a) Table 5.2 C1A Regulations**

Regulations	Requirements
Floor Area	Minimum - dwelling units 37.0 m ² Maximum – one third of site area (ground floor)
Building Height Maximum	As approved by the Commission
Front Yard Minimum	6.0 m
Side Yard Minimum	-Nil, when there is a constructed lane -3.8 m on one side when there is no constructed lane -3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area	15 % site area
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one
Site Area Minimum	900.0 m ²
Frontage Minimum	20.0 m

- (b)** C1A district is subject to any applicable commercial regulations listed within section 5.7.

5.3 C2A Commercial (Regional Shopping Centre) District



General Purpose

The general purpose of a Regional Shopping Centre District is to facilitate the development of regional trade centres, which also include services, offices and dwelling units as secondary functions, generally to serve The City and the region, as a whole.

(1) C2A Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial service facility.
(ii)	Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel.
(iii)	Office in total not to exceed 10% of the gross leasable area of the whole shopping centre.
(iv)	Restaurant.
(v)	Service and repair of goods traded in the C2A (regional shopping centre) district, excluding motor vehicles.
(vi)	Signs (subject to section 3.3 and 3.4):
	(1) awning and canopy signs,
	(2) fascia signs,
	(3) free standing signs, and
	(4) projecting signs.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	Commercial entertainment facility.
(iv)	Commercial recreation facility.
(v)	Dangerous goods occupancy.
(vi)	Drinking Establishment (adult entertainment prohibited and subject to section 5.7(8)).
(vii)	Dwelling units above the ground floor.
(viii)	Home occupations subject to section 4.7 (8).
(ix)	Hotel or motel.
(x)	Motor vehicle sales, service and repair, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery.
(xi)	Parking lot.
(xii)	Signs (subject to section 3.3 and 3.4):
	(1) a-board signs,
	(2) under canopy signs, and
	(3) painted wall signs.
(xiii)	Transportation, communication or utility facility.

(2) C2A Commercial (Regional Shopping Centre) Regulations**(a) Table 5.3 C2A Regulations**

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area
Building Height Maximum	3 storeys
Front Yard Minimum	9.0 m
Side Yard Minimum	9.0 m
Rear Yard Minimum	9.0 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3).
Site Area Minimum	3.0 ha

(b) C2A district is subject to any applicable commercial regulations listed within section 5.7.

5.4 C2B Commercial (District Shopping Centre) District

C2B

General Purpose

The general purpose of a District Shopping Centre is to facilitate the development of district trade centres, which also include services, offices and dwelling units as secondary functions, to serve residential districts or non-commercial areas of the district in which they are situated only.

(1) C2B Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial service facility.
(ii)	Merchandise sales and/or rental excluding all motor, machinery, fuel and liquor, beer or wine sales.
(iii)	Service and repair of goods traded in C2B, district, excluding motor vehicles.
(iv)	Signs (subject to section 3.3 and 3.4):
(1)	awning and canopy signs,
(2)	fascia signs,
(3)	free standing signs, and
(4)	projecting signs.
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Commercial recreation facility.
(iii)	Dangerous goods occupancy.
(iv)	Drinking Establishment (adult entertainment prohibited and subject to section 5.7(8)).
(v)	Dwelling units above the ground floor.
(vi)	Home occupations subject to section 4.7(8).
(vii)	Liquor, beer or wine sales.
(viii)	Motor vehicle sales, service and repair, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery.
(ix)	Health and medical services.
(x)	Parking lot.
(xi)	Restaurant.
(xii)	Signs (subject to section 3.3 and 3.4):
(1)	a-board signs,
(2)	under canopy signs, and
(3)	painted wall signs.
(xiii)	Transportation, communication or utility facility.

(2) C2B Commercial (District Shopping Centre) Regulations

(a) Table 5.4 C2B Regulations

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Shopping Centre Maximum – gross leasable floor area shall not exceed one third of site area
Building Height Maximum	3 storeys
Front Yard Minimum	9.0 m
Side Yard Minimum	9.0 m
Rear Yard Minimum	9.0 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)
Site Area	Shopping centre minimum 1.0 ha Shopping centre maximum 3.0 ha

(b) C2B district is subject to any applicable commercial regulations listed within section 5.7.

5.5 C3 Commercial (Neighbourhood Convenience) District

C3

General Purpose

The general purpose of this district is to facilitate the development of local convenience trade centres, which may also include the provision of services, dwelling units and medical offices as secondary functions. The uses in this district are primarily intended to serve residents within a one kilometre radius (the “adjoining neighbourhood”). However, uses that serve residents beyond the adjoining neighbourhood may be allowed on a discretionary basis subject to the conditions set out in section 5.5(1)(b).

(1) C3 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Merchandise sales and/or rental, servicing the neighbourhood only, excluding all uses where the primary focus is adult oriented merchandise and/or entertainment, motor vehicles, machinery, fuel, and liquor, beer or wine sales.
(ii)	Service and repair of goods traded in the C3 district, (serving the neighbourhood only).
(iii)	Signs (subject to section 3.3 and 3.4):
	(1) awning and canopy signs,
	(2) fascia signs, and
	(3) projecting signs.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use (serving the neighbourhood only and subject to section 3.5).
(iii)	Commercial service facility (serving the neighbourhood only).
(iv)	Dangerous goods occupancy, where required, in association with a dry cleaning business.
(v)	Dwelling unit above the ground floor.
(vi)	Restaurant.
(vii)	Home occupations subject to section 4.7 (8).
(viii)	Motor vehicle service, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery (serving the neighbourhood only).

(b) Discretionary Uses *continued*

- (ix) Notwithstanding the restriction in section 5.5 (1) which confines uses to those serving the neighbourhood only, a use which serves residents beyond the adjoining neighbourhood may be allowed provided that the use:
- (1) is otherwise listed in section 5.5 (1); will not result in excess traffic or parking demand, and
 - (2) will operate during business hours compatible with the business hours of other businesses on the site; will not, in the opinion of the Development Authority, result in excessive noise or vagrancy or otherwise adversely affect the amenities of the neighbourhood.
- (x) Office – medical (serving the neighbourhood only).
- (xi) Signs (subject to section 3.3 and 3.4):
- (1) under canopy signs,
 - (2) free standing signs,
- (xii) Transportation, communication or utility facility (serving the neighbourhood only).

(2) C3 Commercial (Neighbourhood Convenience) Regulations**(a) Table 5.5 C3 Regulations**

Regulations	Requirements
Floor Area	Dwelling Units Minimum – 55.0 m ² Local Convenience Centres Maximum – one third of site area
Building Height Maximum	One storey, not exceeding 6.0 m, unless the approval allows dwelling units above the ground floor, in which case a second storey is allowed
Front Yard Minimum	6.0 m
Side Yard Minimum	1.5 m, unless the side yard abuts a residential parcel, in which case it shall be 3.0 m
Rear Yard Minimum	3.0 m, unless the rear yard abuts a lane, in which case it may be reduced to 1.5 m
Landscaped Area Minimum	15% of site area
Parking	Commercial - 5.1 spaces for every 93.0 m ² of gross leasable floor area, subject to section 3.1 and 3.2 Residential – subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one, which may be used as a parking space, subject to approval by the Development Authority
Site Area	Minimum 378.0 m ² Maximum 4047.0 m ²
Frontage:	Minimum 7.5 m

(b) C3 district is subject to any regulations listed within section 5.7.

5.6 C4 Commercial (Major Arterial) District

C4

General Purpose

The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the city and the region, as a whole.

(1) C4 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Merchandise sales and/or rental (minimum floor area for a building or a comprehensively designed group of buildings – 929.0 m ² (there is no minimum floor area for the units within the building(s)).
(iv)	Restaurant.
(v)	Service and repair of goods traded in the C4 district.
(vi)	Signs (subject to section 3.3 and 3.4):
	(1) awning and canopy signs,
	(2) fascia signs,
	(3) free standing signs
	(4) projecting signs,
	(5) painted wall signs, and
	(6) existing billboards.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Accessory building or use subject to section 3.5.
(iii)	Dangerous goods occupancy.
(iv)	Drinking establishment (adult entertainment prohibited and subject to section 5.7(8)).
(v)	Drinking establishment (adult entertainment permitted and subject to section 5.7(8)).
(vi)	Funeral Home.
(vii)	Hotel, motel or hostel.
(viii)	Merchandise sales and/or rental (no minimum floor area for a building or a unit within the building).
(ix)	Outdoor display of goods traded in the district.

(b) Discretionary Uses *continued*

- (x) Signs (subject to section 3.3 and 3.4):
 - (1) billboard signs except on sites fronting:
 - (a) Gaetz Avenue and Taylor Drive between 28th Street and the southern boundary of the city,
 - (b) Gaetz Avenue between 77th Street and the northern boundary of the city,
 - (c) 67th Street between 59th Avenue and the western boundary of the city, and
 - (d) 19th Street between Gaetz Avenue and Taylor Drive.
- (xi) Transportation, communication or utility facility.
- (xii) Warehouse.

(2) C4 Commercial (Major Arterial) District Regulations
(a) Table 5.6 C4 Regulations

Regulations	Requirements
Floor Area	One third of site area
Building Height Maximum	Three storeys
Front Yard Minimum	15.0 m
Side Yard Minimum	-Nil, when there is a constructed lane -3.8 m on one side when there is no constructed lane -3.0 m when it abuts a street
Rear Yard Minimum	3.0 m
Landscaped Area Minimum	40% of minimum front yard, however, if it is determined by the Development Authority that landscaping is required elsewhere on the site, then 15 % of the site area may be required to be provided
Parking	Subject to section 3.1 and 3.2
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7(3)
Site Area	Minimum 1393 m ² Maximum 4.0 ha
Frontage	Minimum 30.0 m

- (b) C4 district is subject to any applicable commercial regulations listed within section 5.7.

(3) C4 Commercial (Major Arterial) Site Development

- (a) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan and architectural treatment of the building.

5.7 General Commercial District Regulations

(1) Site Development

- (a) Within C1, C1A, C2A, C2B, C3, and C4 Districts the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (b) Within C1 and C1A Districts, where a drinking or gaming establishment is proposed as an ancillary use or as the main use and where it would abut a residential area or lane or reserve which abuts a residential area, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the proposed establishment will not negatively affect the adjoining neighbourhood.
- (c) All buildings in the C1 and C1A Districts shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes).
- (d) If strict adherence to C2A, C2B and C4 corresponding regulations listed in Tables 5.3, 5.4 & 5.6 prohibits an effective relationship between buildings, structures and open spaces on the site and adjoining property the Commission may relax the requirements of the corresponding regulations.
- (e) Notwithstanding uses listed in sections 5.3(1)(b), 5.4(1)(b) or 5.6(1)(a) and (b), a gaming or drinking establishment in a C2A, C2B or C4 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.

(2) Additional Setbacks

(a) Setbacks from Streets:

- (i) The minimum front and side yard setbacks of sites abutting the streets illustrated with a solid heavy line for illustrative purposes on Figure 4, shall be increased by an additional building setback of 2.13 m to be added to each side of the original 20.12 m wide street right of way. This additional setback area is necessary for future traffic demands. Notwithstanding section 2.8(1) this setback shall not be relaxed.
- (ii) The minimum front and side yard setbacks of sites abutting the streets illustrated with a dashed heavy line for illustrative purposes on Figure 4, shall be increased by an additional building setback of 2.13 m to be added to each side of the original 20.12 m wide street right of way. As this setback is intended for pedestrian and/or other planning enhancements, the Development Authority, in its discretion, may relax this requirement in accordance with section 5.1(3)(b) of the Land Use Bylaw.
- (iii) Notwithstanding subsections (i) and (ii) the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

 - (1) 55 Street (Gaetz Avenue to 42A Avenue) – See Figures 5, 6 & 7
 - (2) Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) – See Figures 8, 9 & 10
 - (3) 40 Avenue (44 Street to 52 Street) – See Figures 11 & 12
 - (4) 45 Street (Taylor Drive to 51 Avenue) – See Figure 13
- (iv) Subsection (i) and (ii) shall not apply to:

 - (1) a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback;
 - (2) a lot where the setback or any portion of it is occupied by a building, and the owner has also entered into a License to Occupy Agreement with The City.
- (v) The minimum front and side yard setbacks shown in Figure 4 for illustrative purposes, do not apply to the following types of buildings where the development has been approved by the Development Authority and which meet the design guidelines set out in section 5.1(3)(b) of the Land Use Bylaw:

- (1) Any historic building identified in sections 7.5 to 7.6 of the Land Use Bylaw,
 - (2) New construction for which the Development Authority has granted approval as a historical “echo” or “replica” building, or
 - (3) Any building located within the Red Deer Main Street Programme boundary.
- (vi) The minimum front and side yard setbacks for sites on streets with the area marked by the dashed heavy line for illustrative purposes on Figure 4, may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:
- (1) Development within the setback area is non-structural.
 - (2) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.
 - (3) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.
 - (4) Development that takes into account the unique character of an area or any applicable individual neighbourhood design guidelines,
 - (5) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

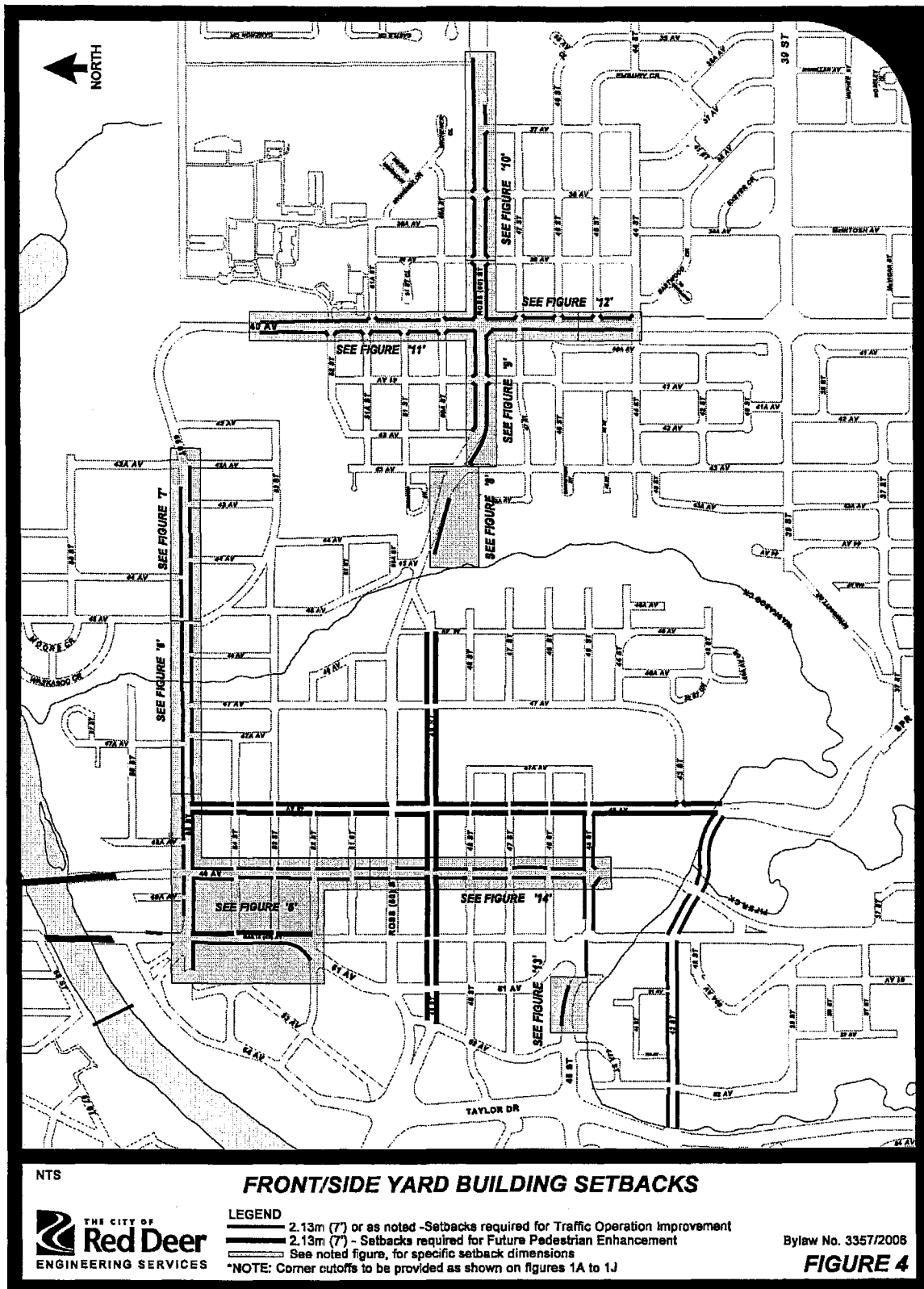


Figure 4-Front/Side Yard Building Setbacks

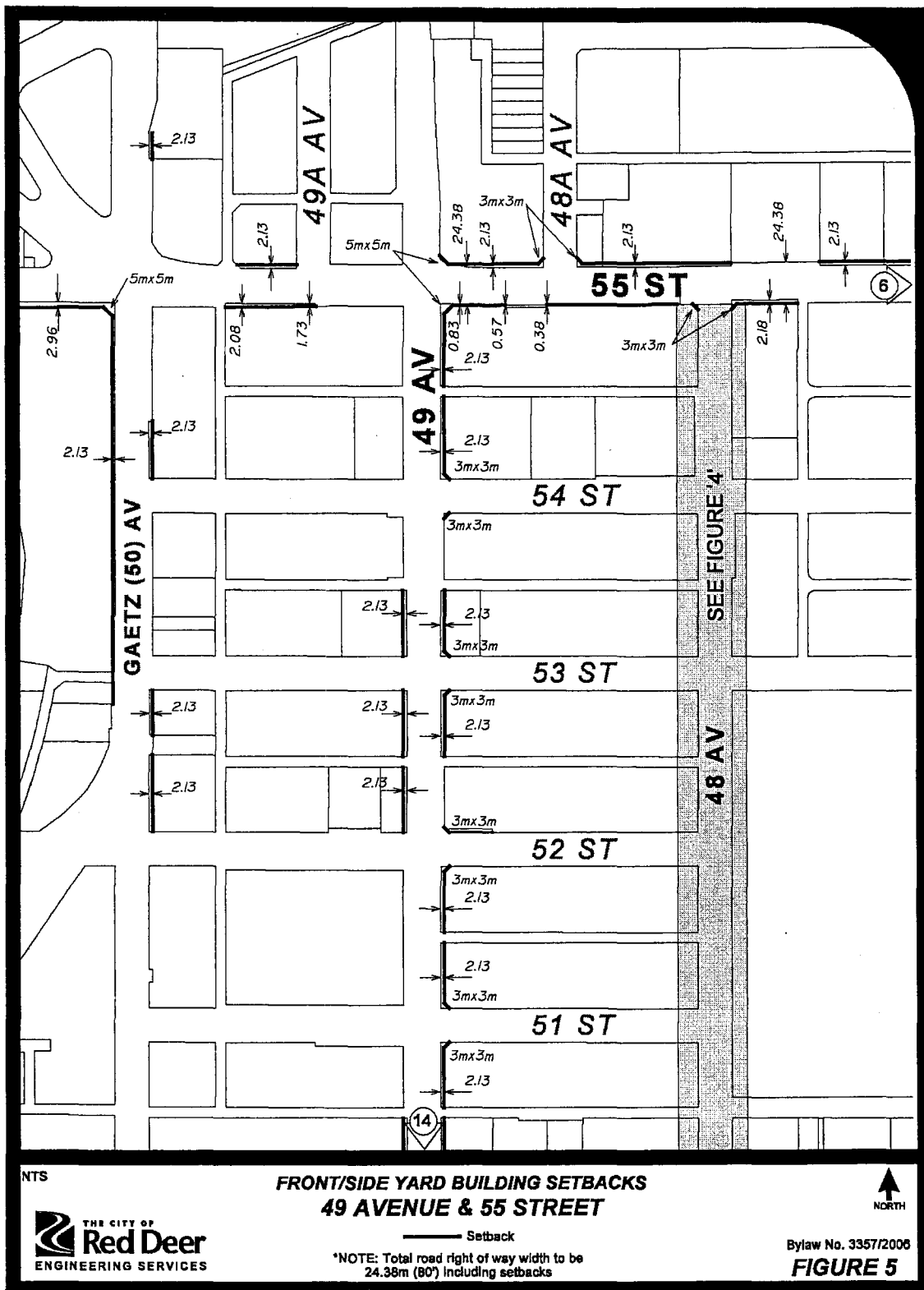


Figure 5-Front/Side Yard Building Setbacks 49th Avenue & 55 Street

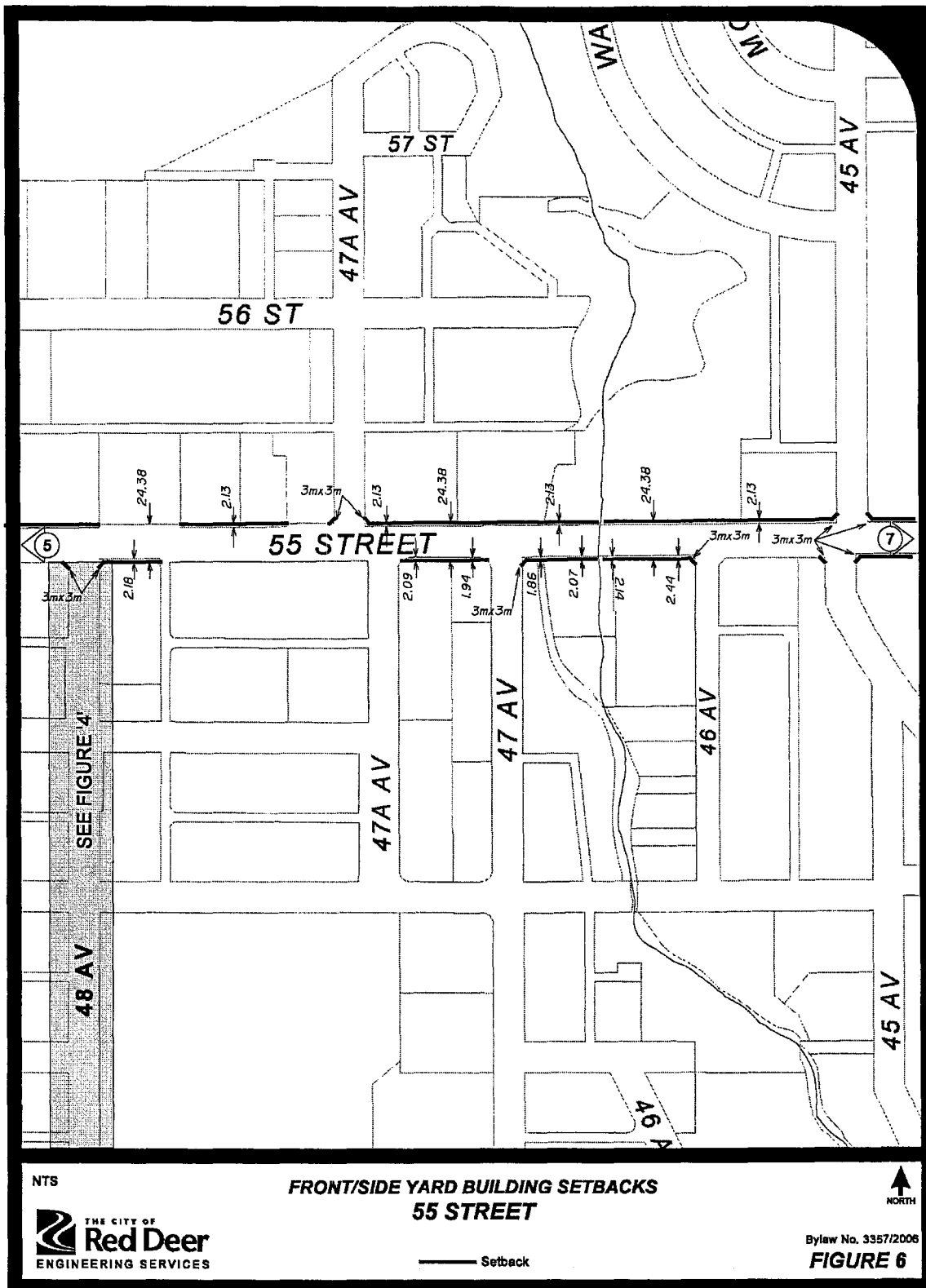


Figure 6-Front/Side Yard Building Setbacks 55 Street

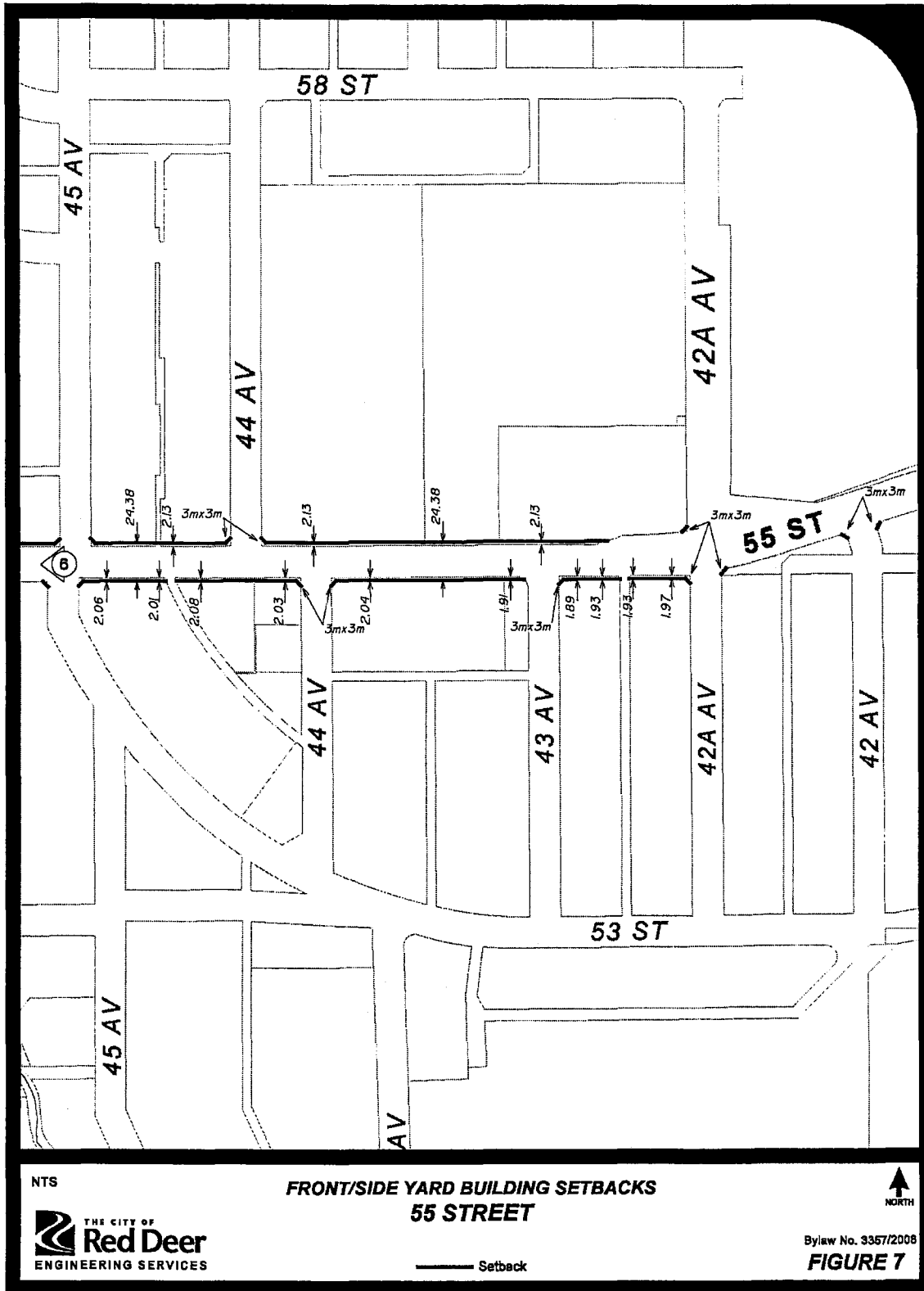


Figure 7-Front/Side Yard Building Setbacks 55 Street

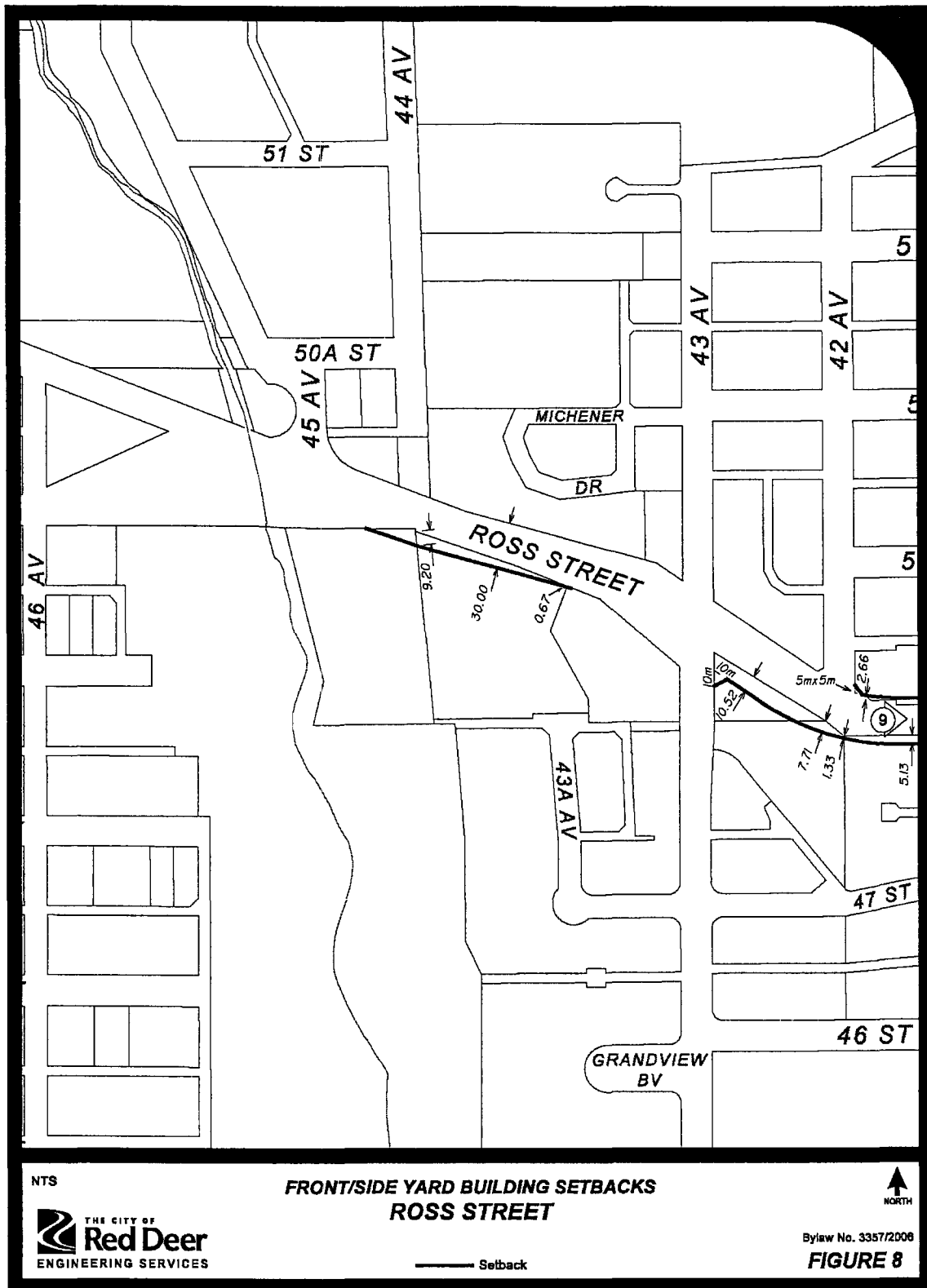


Figure 8-Front/Side Yard Building Setbacks Ross Street

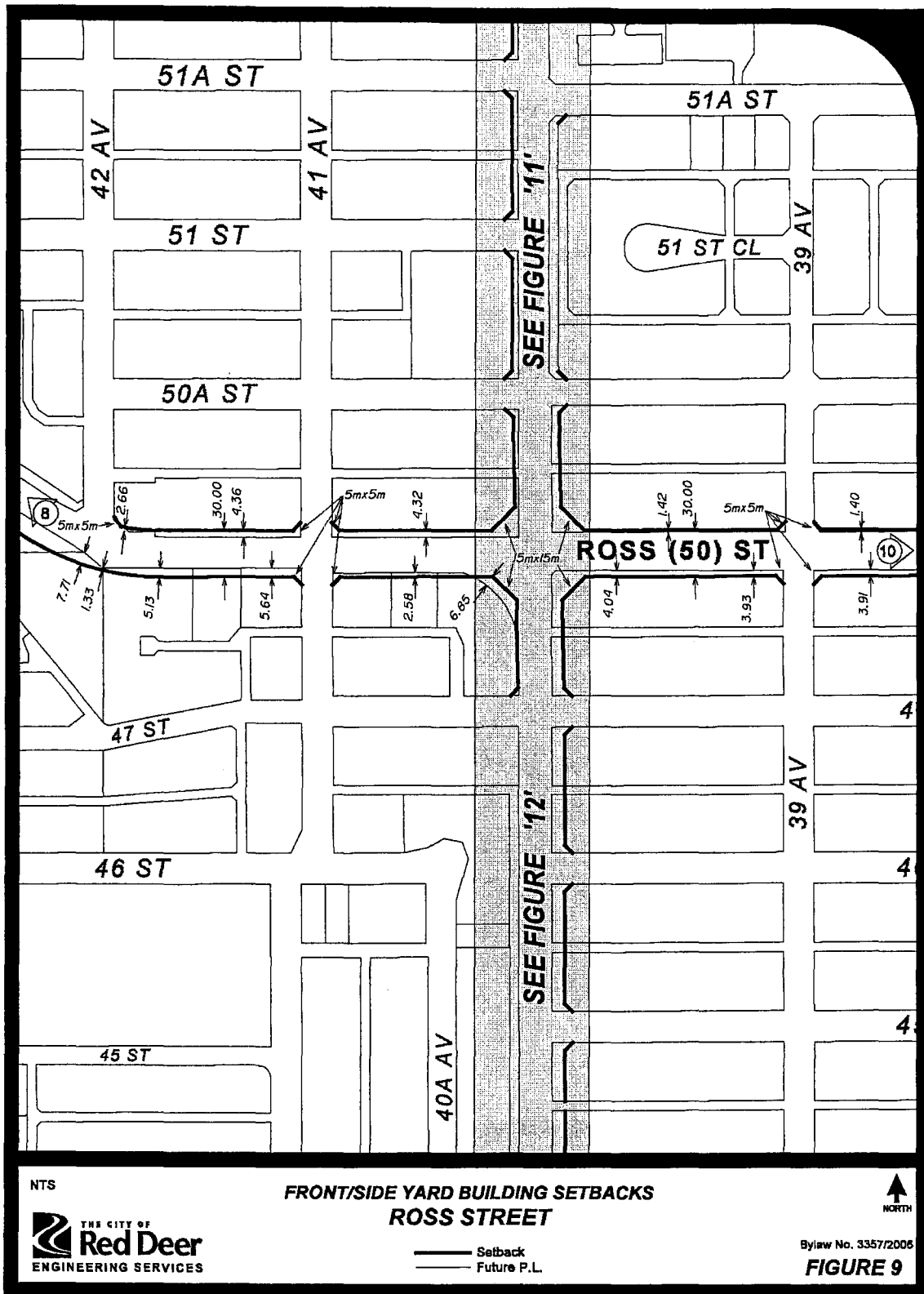


Figure 9-Front/Side Yard Building Setbacks Ross Street

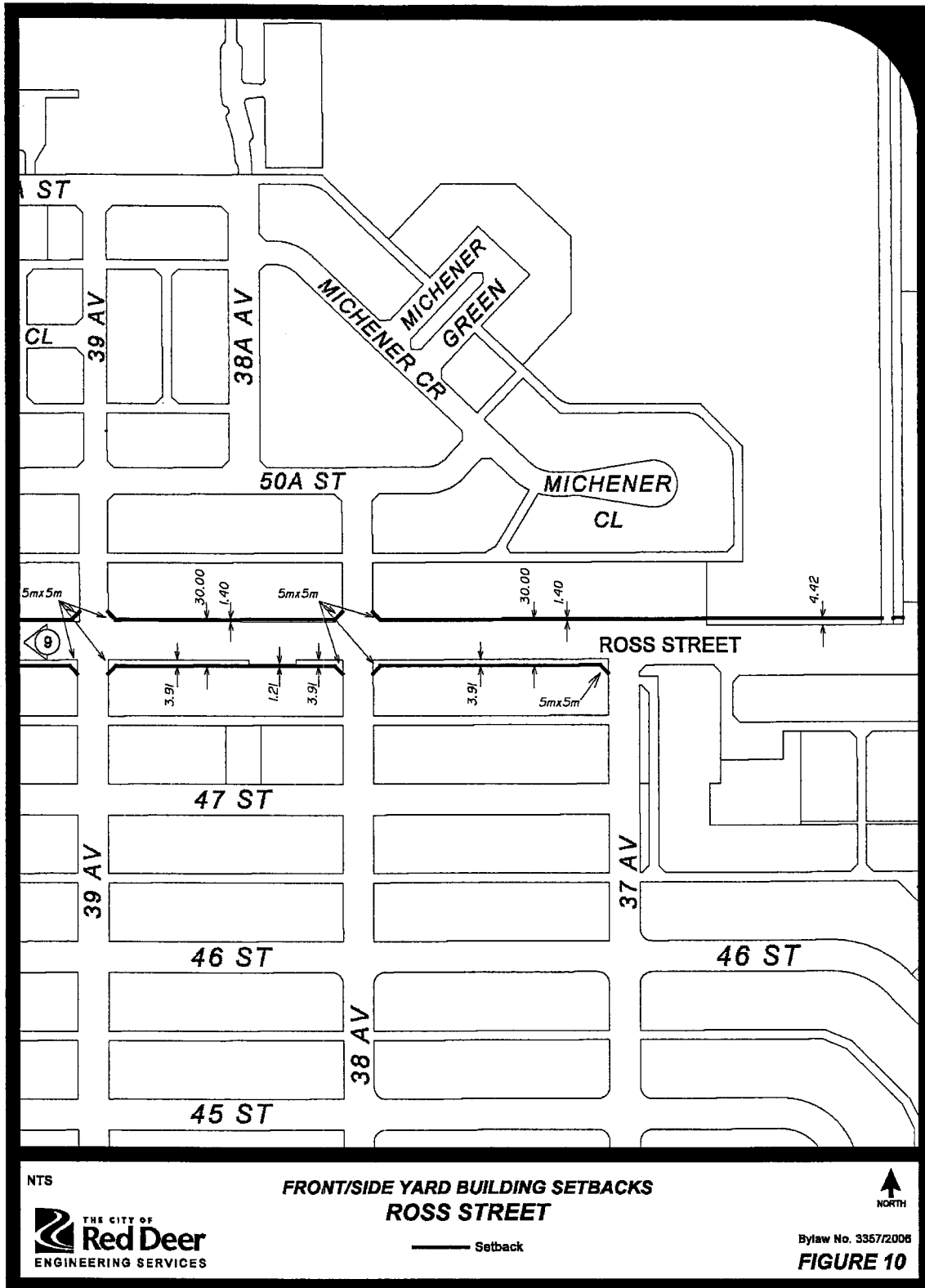


Figure 10-Front/Side Yard Building Setbacks Ross Street

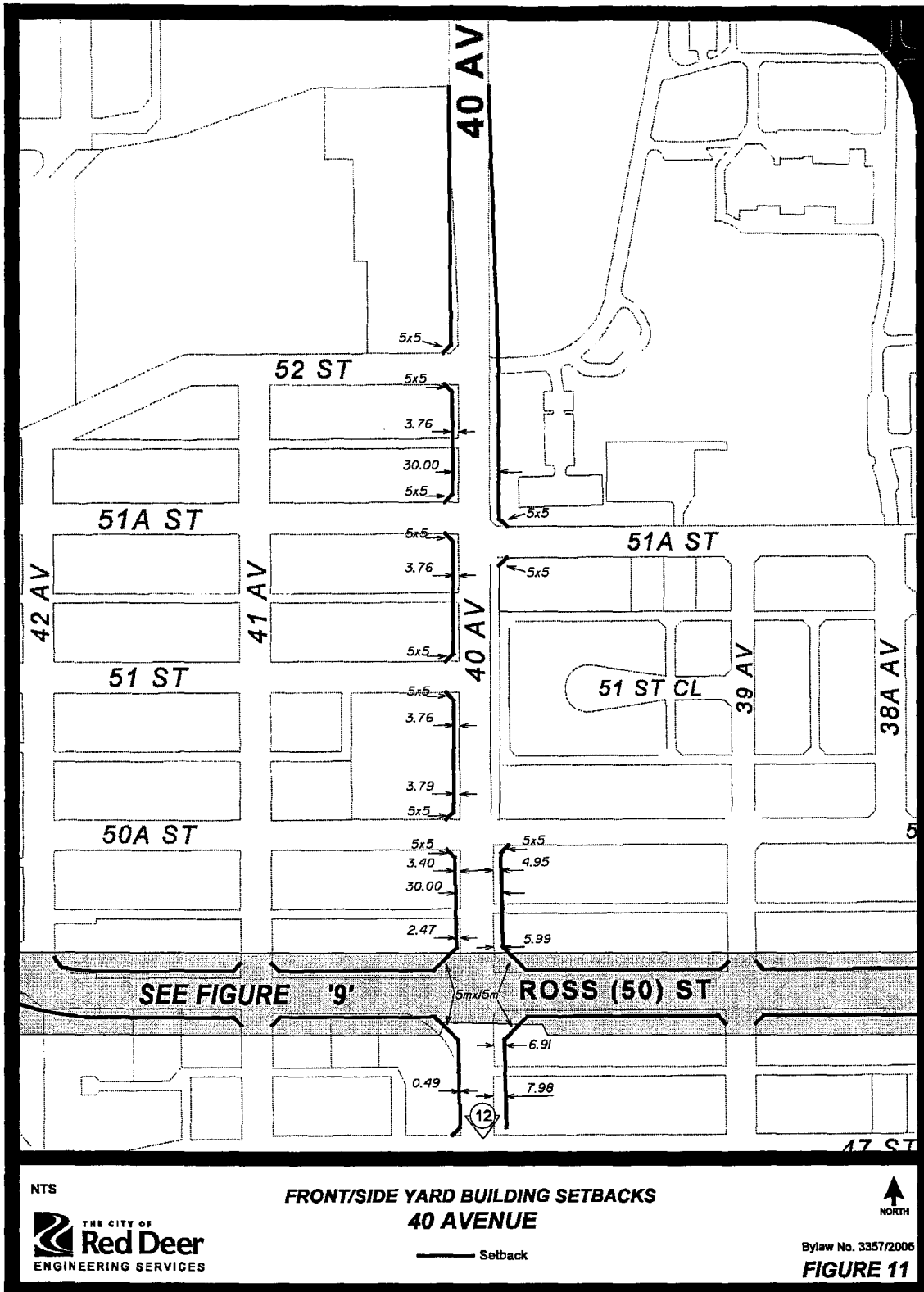


Figure 11-Front/Side Yard Building Setbacks 40 Avenue

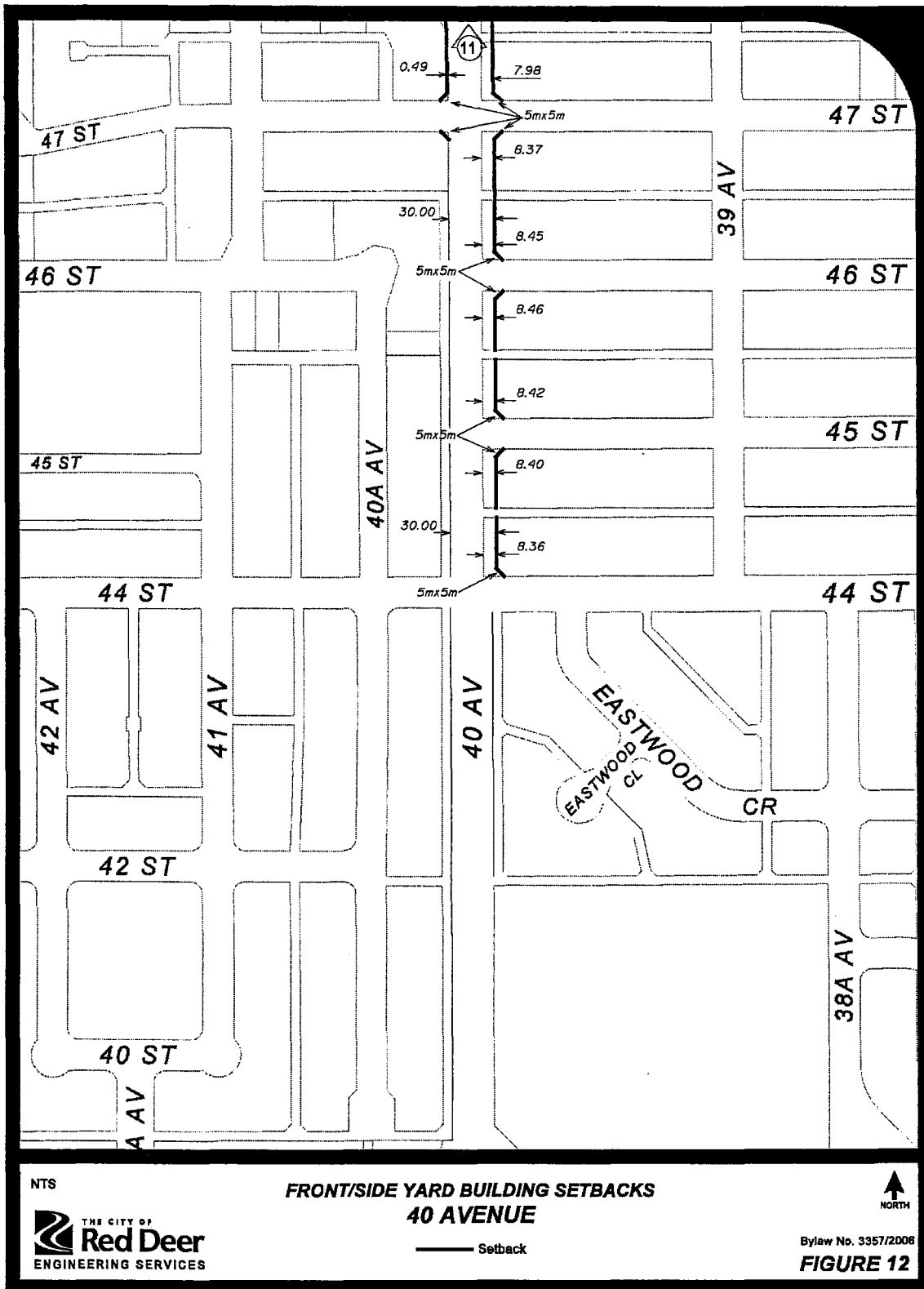


Figure 12-Front/Side Yard Building Setbacks 40 Avenue

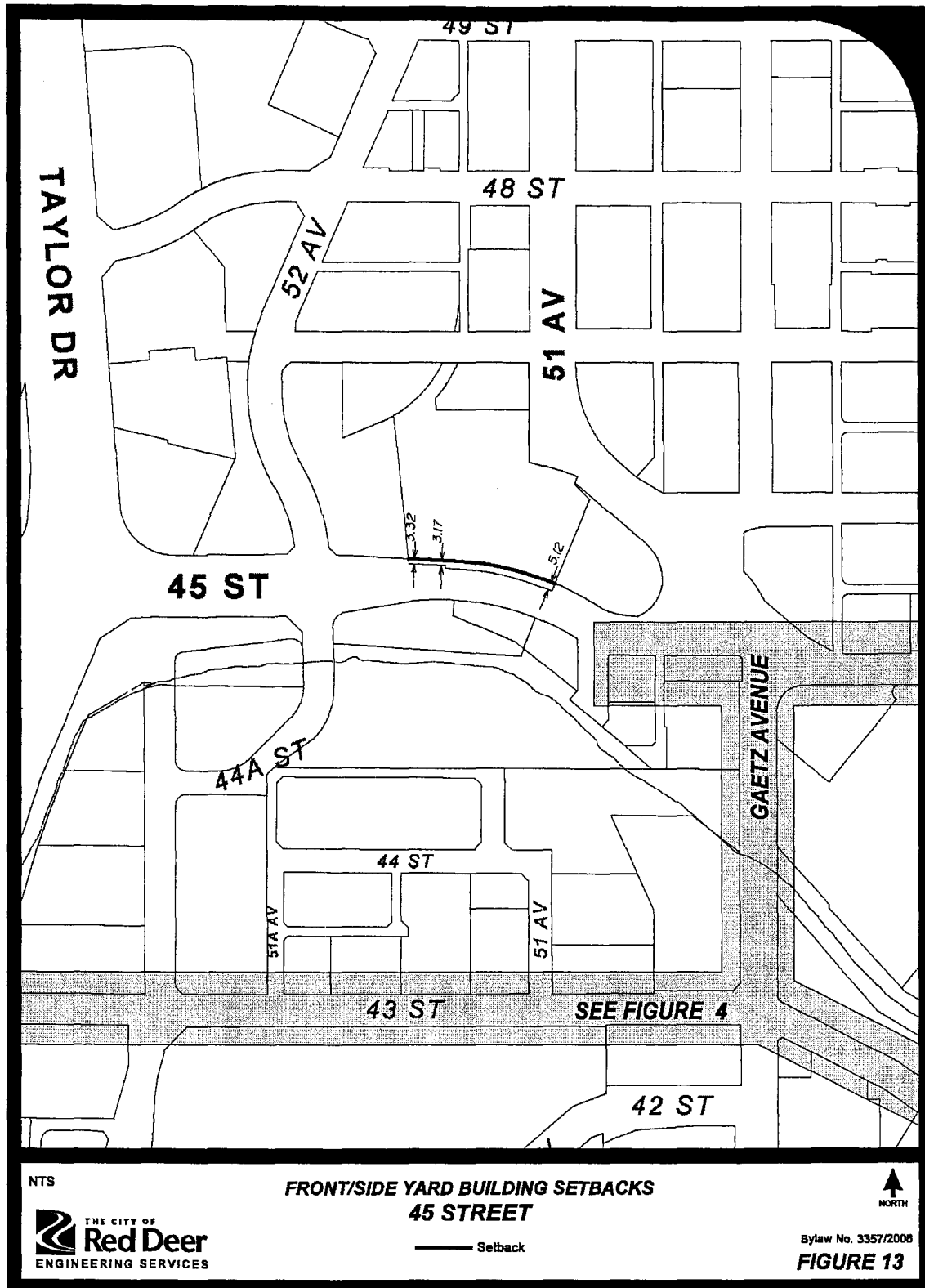


Figure 13-Front/Side Yard Building Setbacks 45 Street

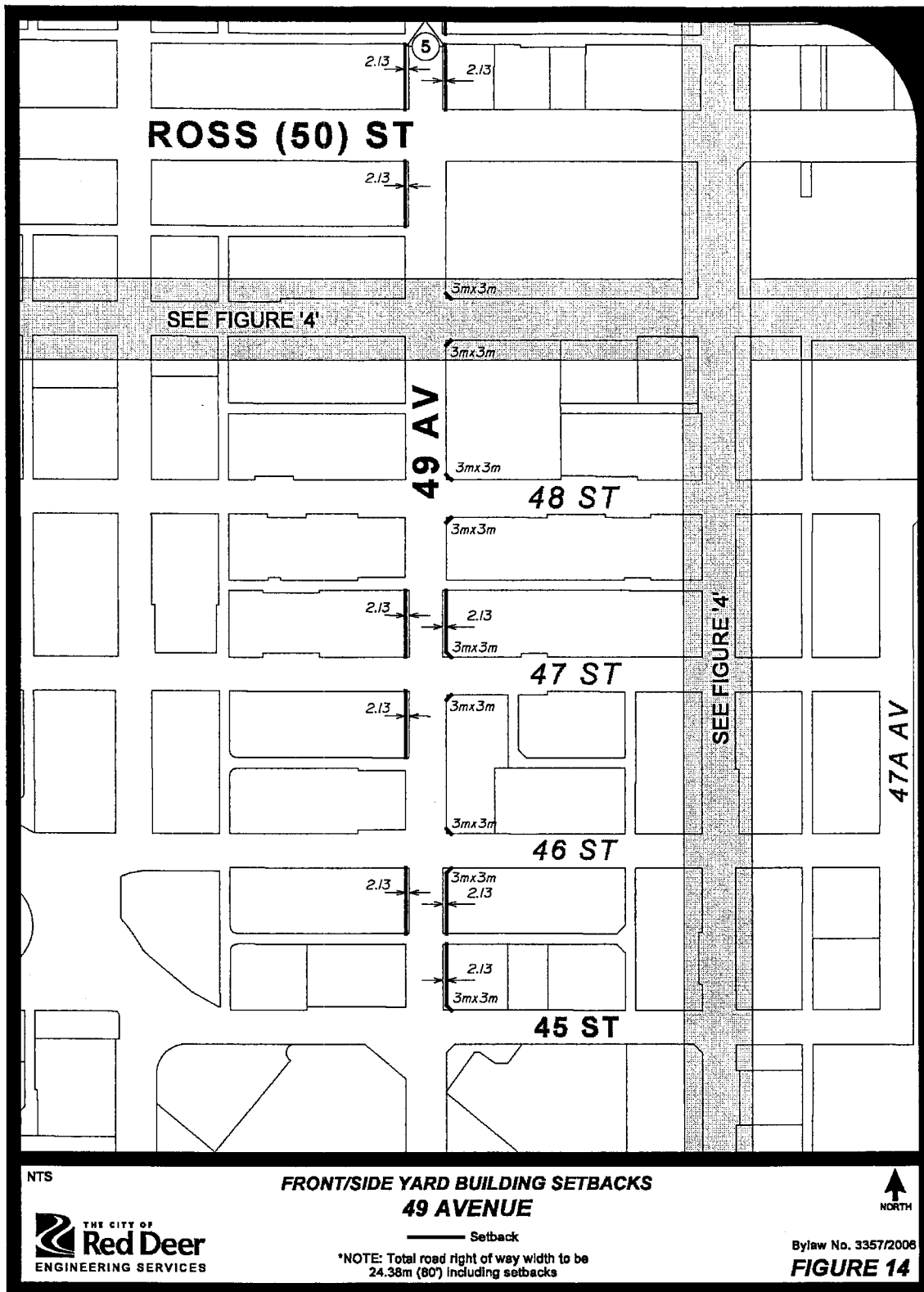


Figure 14-Front/Side Yard Building Setbacks 49 Avenue

(3) Loading Spaces

- (a) Load space standards subject to section 3.7 (2).
- (b) Minimum Required Number of Loading Spaces:
 - (i) In C1, C1A, C2A, C2B, C3 and C4 districts, one loading space opposite each loading door with a minimum of one shall be provided.

(4) Projection Over Yards

- (a) All projections over yards are subject to section 3.9.
- (b) The portions of, and attachments to, a principal building, which may project over or on a minimum yard are:
 - (i) On sites in commercial and/or industrial districts, a canopy if:
 - (1) the canopy is at least 3.6 m above the surface of the yard, and
 - (2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

(5) Vehicular Access to Lots from Public Roadways

- (a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.
- (b) Where access from a lane adjacent to an R1, R1A, R1N, R2, R3 or R4 District is required to give access to a commercial use in a C1, C1A, C2A, C2B, C3 or C4 land use district adjacent to such lane, the Development Authority may require the owner of such commercial site, as a condition of the granting of the development permit or as a provision of a development agreement:
 - (i) to pay for up to 100.0% of the cost of the construction of a paved lane, or
 - (ii) agree to the passage of a Local Improvement Bylaw and to pay for a proportionate share of the cost of constructing a paved lane servicing the development and the adjacent area, which share shall be calculated pursuant to The City policy in effect from time to time for local improvements of that nature.

(6) Low Impact Commercial Use

- (a) General Purpose: Low impact, commercial uses are intended to allow the use of detached dwellings for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.
- (b) No person shall operate or permit or allow the operation of a low impact commercial use without being the holder of a valid "Occupancy Certificate" from The City of Red Deer.
- (c) A low impact commercial use may include, but is not limited to, a professional or medical office, an antique store, a boutique, an art studio or gallery, a photography studio, a beauty or hair salon, a coffee shop, a florist shop, or other similar uses.
- (d) Notwithstanding subsection (c), the following uses shall not be allowed as low impact commercial uses:
 - (i) Businesses whose normal operating hours (i.e. shipping goods, or receiving clients or customers) are anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday.
 - (ii) Businesses which are expected to cause nuisances including, but not limited to, emissions, odours or noise.
 - (iii) Businesses which require more than a total of ten on-site parking spaces, including any parking spaces required for a dwelling unit.
 - (iv) The following specific uses: parking lots (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor vehicle sales or service or repair.
 - (v) Any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.

- (e) A low impact commercial use, notwithstanding its inclusion in any land use district as a discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the following regulations:
- (i) The lot frontage may not exceed 30.5 m.
 - (ii) The low impact commercial use must be operated from a building resembling a detached dwelling.
 - (iii) Development on the lot shall comply with the regulations of the underlying residential district, and, if applicable, those of the underlying historic preservation district or historic significance district.
- (f) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per staff person on duty.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per staff person on duty.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93.0 m ² floor area or part thereof plus 1.0 parking space per staff person on duty.
Residential	2.0 parking spaces per dwelling unit.

Provided that:

- (i) a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use,
- (ii) parking spaces shall not be allowed in the front yard or the side yards or a principle building,
- (iii) parking spaces shall be screened from the front street view,
- (iv) access to the parking spaces shall be off the rear lane only,
- (v) all employee and commercial vehicles shall be parked on-site, and
- (vi) for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term "floor area" is defined as those entire floor spaces associated with the low impact commercial use, excluding storage area and washrooms.

- (g) Exterior lighting of the premises shall not impose upon the privacy or the enjoyment of adjacent properties or the area in general.
- (h) Waste containers shall be located in the rear yard only and be appropriately screened to the satisfaction of the Development Authority.
- (i) Outside storage or display of any kind shall not be permitted.
- (j) The Development Authority may require that the position of existing mature trees or hedges shall be indicated on a site map as part of the development permit application and that such vegetation shall be retained and preserved by the property owner or, if destroyed due to any reason during construction or after commencement of the low impact commercial use, shall be replaced by the property owner with similar sized plants.
- (k) Notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed 1.0 m by 1.2 m in size and may not exceed a maximum height of 1.8 m. Within these maximums, the size, appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting. No window signs shall be permitted.
- (l) Upon receipt of an application for a low impact commercial use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

(7) Late Night Club

- (a) In considering an application for a new late night club or for renovations to an existing late night club, whether as a principal use or ancillary use, the Development Authority shall obtain and consider a report from the RCMP and where an application is granted, the Development Authority shall require the developer to:
 - (i) demonstrate provision of adequate parking within 150.0 m of the site,
 - (ii) provide adequate outside lighting in the area, and
 - (iii) if the proposed development abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise and visual impacts from the late night club will not negatively affect the adjoining neighbourhood.

(b) A late night club shall meet the following regulations:

- (i) gross floor area not to exceed a maximum of 557.0 m²,
- (ii) building occupancy not to exceed a maximum of 300 persons, and
- (iii) shall be located on a lot the boundary of which is not less than 150.0 m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186.0 m².

(8) Drinking Establishments

(a) Drinking establishment (adult entertainment prohibited), in considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment (adult entertainment prohibited) as an ancillary use or main use, the Development Authority shall:

- (i) refer the application to the RCMP for comment,
- (ii) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (iii) require the developer to:
 - (1) demonstrate provision of adequate parking within 150.0 m of the site,
 - (2) provide adequate outside lighting in the area, and
 - (3) if the proposed development abuts a residential area, as part of the application provide an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood,
- (iv) require that a drinking establishment (adult entertainment prohibited) meets the following regulations:
 - (1) gross floor area not to exceed a maximum of 557.0 m²,
 - (2) building occupancy not to exceed a maximum of 300 persons, and
 - (3) be located on a lot the boundary of which is not less than 150.0 m from the boundary of a lot containing an existing

drinking establishment or late night club if either of which has a gross floor area greater than 186.0 m².

(b) Drinking establishment (adult entertainment permitted), in considering an application for approval of a renovation to an existing drinking establishment which proposes to include adult entertainment or for approval of a new drinking establishment (adult entertainment permitted) as an ancillary use or main use, the Development Authority shall:

- (i) refer the application to the RCMP for comment,
- (ii) notify the Downtown Business Association if the application is located within the boundary of the Business Revitalization Zone,
- (iii) require the developer to:
 - (1) demonstrate provision of adequate parking within 150.0 m of the site, and
 - (2) provide adequate outside lighting in the area.
- (iv) require that a drinking establishment (adult entertainment permitted) meets the following regulations:
 - (1) gross floor area not to exceed a maximum of 557.0 m²,
 - (2) building occupancy not to exceed a maximum of 300 persons,
 - (3) be located on a lot the boundary of which is not less than 150.0 m from the boundary of a lot containing an existing drinking establishment or late night club of either of which has a gross floor area greater than 186.0 m², and
 - (4) be located on a lot the boundary of which is not less than 150.0 m from the boundary of any lot located in a Residential District or boundary of any Direct Control District in which residential is the principal use, any lot with an existing "Institutional Service Facility", any public lot developed for active or passive park purposes (excluding P1 buffer strips and/or road boulevards), or other use which may have a playground as an ancillary element, or be located on a lot the boundary of which is not less than 150.0 m from Nash (68th) Street or Orr Drive.
- (v) no exterior display of nudity or partial nudity in respect of any adult entertainment offered within the premises.

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6.1 I1 Industrial (Business Service) District**I1****General Purpose**

The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.4(2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

(1) I1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory buildings or uses excluding sales subject to section 3.5.
(ii)	Accessory sales related to manufacturing, processing, and/or distribution of any article.
(iii)	Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
(iv)	Industrial support services.
(v)	Identification, local advertising and general advertising on the following types of signs subject to sections 3.3 and 3.4:
(1)	awning, canopy signs,
(2)	under canopy signs,
(3)	fascia signs,
(4)	free standing signs,
(5)	painted wall signs, and
(6)	projecting signs.
(7)	A-Board signs located within the boundaries of the lot, provided that subject to section 3.4:
(a)	such signs may advertise only the businesses situated on such lot,
(b)	such signs may not be placed on any portion of a lot which abuts an arterial road.
(vi)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
(vii)	Service stations.
(viii)	Warehouse and storage.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal services.
(iii)	Auction marts (excluding livestock).

(b) Discretionary Uses *continued*

- (iv) Billboard signs, except on sites fronting subject to section 3.4:
 - (1) Gaetz Avenue between 28th Street and the southern boundary of the City,
 - (2) Gaetz Avenue between 77th Street and the northern boundary of the City,
 - (3) on 67th Street between 59th Avenue and the western boundary of the City, and
 - (4) on sites adjacent to Highway 2 within the City boundary.
- (v) Crematorium
- (vi) Dangerous goods occupancy.
- (vii) Restaurant.
- (viii) Sale of large trucks over 10,000 Kg, heavy construction equipment and machinery.
- (ix) Sale of horse, stock, and light flatdeck and cargo trailers.
- (x) Sign identification and local advertising on the following types of signs subject to sections 3.3 and 3.4:
 - (1) wall signs.
- (xi) Transportation, communication or utility facility.
- (xii) Trade/commercial schools (maximum capacity of 60 persons).

(2) I1 Industrial (Business Service) District Regulations**(a) Table 6.1 I1 Regulations**

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	6.0 m, except Edgar Industrial Drive which is 9 m
Side Yard Minimum	6.0 m one one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	929.0 m ²
Frontage Minimum	22.0 m

(b) I1 district is subject to any applicable residential regulations listed within section 6.4.

(c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major

arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

6.2 I2 Industrial (Heavy Industrial) District**I2****General Purpose**

The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods within the performance standards, of section 6.4 (2)(b) in which nuisance factors have a high probability of occurring.

(1) I2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services.
(b) Discretionary Uses	
(i)	Auction Mart, including livestock.
(ii)	All uses listed as discretionary in the I1 Industrial (Business Service) District.
(iii)	Manufacturing, processing, distribution, repair, servicing, and/or rental facilities.

(2) I2 Industrial (Heavy Industrial) District Regulations**(a) Table 6.2 I2 Regulations**

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	15.0 m, except Edgar Industrial Drive which is 9 m
Side Yard Minimum	3.8 m one one side
Rear Yard Minimum	3.0 m
Landscaped Area	20 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	1.2 hectares unless otherwise approved by the Commission
Frontage Minimum	n/a

(b) I1 district is subject to any applicable residential regulations listed within section 6.4.

(3) Site Location

- (a) The location of any discretionary use on a site within the land use district and the relationship of the site to the rest of the city and surrounding environs, shall be subject to approval by the Commission.

6.3 I1A/BSR (Light Industrial and Business Service-Residential) District

I1A/BSR

General Purpose

The general purpose of this district is to allow for future redevelopment of industrial sites to create an area of new commercial and business service uses combined with residential dwelling units and existing industrial uses. New development is intended to be compatible with the surrounding neighbourhood to enhance the quality of life in the community. All new development must be consistent with the principles and objectives of the Riverside Meadows Area Redevelopment Plan.

(1) I1A/BSR Permitted and Discretionary Uses Table

(a) Permitted Uses	
(ii)	Commercial services facilities, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult entertainment or related use.
(iii)	Dwelling units above the ground floor with one of the following located on the ground floor: <ul style="list-style-type: none"> (1) office, (2) merchandise sales and/or rental excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine, (3) restaurants excluding drive through fast food restaurants, (4) commercial service facility, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult oriented entertainment or related use, or (5) financial institutions.
(iv)	Financial institutions.
(v)	Home occupations subject to section 4.7(8).
(vi)	Industrial support services, excluding dangerous goods, oilfield services and/or construction trade or contractors and provided it takes place in a building existing as of July 15, 2003 .
(vii)	Multi-attached or multiple family dwelling units.
(viii)	Restaurants excluding drive through fast food restaurants.
(ix)	Service and repair of goods traded in the District (excludes service stations and/or car washes) approved prior to July 15, 2003.
(x)	Signs (subject to sections 3.3 and 3.4): <ul style="list-style-type: none"> (1) awning signs, and canopy signs, (2) fascia signs (advertising the name of the business and services only), (3) freestanding signs in existence as of July 15, 2003 and the replacement of

- these signs to a maximum of the existing height and size, and
- (4) projecting signs.
- (xi) The following uses are permitted on the lands indicated, provided that they are in existence as of July 15, 2003 and provided that they continue to meet the conditions listed below:
- (1) Lot 1, Block N, Plan 1861KS as a trophy, award, and plaque production, production of promotional products, and associated retail sales.
 - (2) Lot 22 & 29, Block 17, Plan 7604S, as storage and warehouse.
 - (3) Lots 18-21, Block 17, Plan 7604S as automotive repair and parts sales.
 - (4) Lot 24, Block 17, Plan 7922177 as production of bottled water, water distribution and related sales.
 - (5) Block H, Plan 5296HW as tire and scrap metal storage and tire repair shop and automotive parts sales.
 - (6) Lot 25, Block 17, Plan 7922177 as indoor air cleaning business.
 - (7) Block N, Plan 3051HW as paint supply, mixing of paint, sale and distribution of automotive related finishes and parts, are deemed henceforth to be permitted uses on that site in a building in existence as of July 15, 2003, provided that the use meets all of the following conditions:
 - (a) The use does not extend further throughout the existing building to include a larger area of floor space of the building than it does as of July 15, 2003.
 - (b) The use is continuous. An existing use may continue in operation provided that it is not discontinued for a period of six consecutive months or more. For this purpose, a discontinuance means a discontinuance in fact, whether intended by the land owner or occupant or not. Notwithstanding the foregoing, the Development Authority may issue one or more six month extensions to the period of discontinuance, but no cumulative extensions totally over eighteen months will be granted.
 - (c) The operation of which meets the performance standards set out in sections 6.4(2) and 6.4(3)(a) and (b), of this bylaw, and which does not create nor emit noises, odours, dusts, fumes, or otherwise create a nuisance.
 - (d) Use on part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot.
- (xii) Notwithstanding the above conditions, where a legally approved industrial building within this District in existence at the time of the passing of this bylaw, is partially or fully destroyed by fire or other accidental means, it may be replaced for the same use and building size as that which was destroyed.

(b) Discretionary Uses

- (i) Merchandise sales and or rentals, excluding motor vehicle sales, machinery sales, fuel sales, sales of adult oriented merchandise, and/or sale of liquor, beer, or wine.
- (ii) Offices (professional and medical).
- (iii) Trade / commercial schools.
- (iv) Service and repair of goods traded in the District (excludes service stations and/or car washes).

(2) I1A/BSR (Light Industrial and Business Service-Residential) Regulations

I1A/BSR district is subject to any applicable regulations listed within 6.4. The C3 Commercial (Neighbourhood Convenience) District shall be used as a guideline to determine the site regulations within this district including minimum site area, frontage, setbacks, front yard, side yard, and rear yards, as well as minimum parking, loading, and landscaping requirements, except where otherwise specified below and except in cases where these have been varied by the Development Authority. With regard to building height, the Development Authority may consider approval of up to four storeys in special circumstances based on the requirements of the Area Redevelopment Plan. Comments from the Community Association shall be considered.

(a) Table 6.3 I1A/BSR Regulations

Regulations	Requirements
Building Height	Maximum 3 storeys subject to section 6.3(2)
Garbage/Recycling	To be fully screened with a solid fence
Outside storage	Not permitted
Signage	All signage to generally comply with the C-3 Commercial (Neighbourhood Convenience) District signage standards and regulations

(3) Site Development

- (a) Within this district, on any properties which owe municipal reserve at the time of subdivision, land is to be taken for reserves in preference to cash where the land can be used for the development of the public amenity area (town square or commercial village) as described in the Riverside Meadows Area Redevelopment Plan.
- (b) New development/redevelopment is expected to incorporate such features as awnings, planters, and architectural treatment and detailing compatible

with surrounding development. Buildings should incorporate pedestrian or street oriented design elements (e.g. recessed entrance ways, street level windows, awnings, appropriate landscaping, parking in the rear where possible).

6.4 General Industrial District Regulations

(1) Site Development

- (a)** Within the I1A/BSR, I1, and I2 Districts site plans, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to the approval by the Development Authority.
- (b)** It is intended that consultation with the Riverside Meadows Community Association will occur with regard to all new development or redevelopment proposals.

(2) Industrial Standards Definitions

(a) Industrial Standard I

- (i)** Industrial Standard I means any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material which shall conform to the following standards:
 - (1)** emit no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place,
 - (2)** no process involving the emission of smoke is permitted, except the use of waste disposal incinerators of a design approved by the Development Authority,
 - (3)** no process involving the emission of dust, flying ash or other particulate material is permitted,
 - (4)** emission of any odour or gas is prohibited,
 - (5)** the emission of toxic gases or other toxic substances is prohibited,
 - (6)** no industrial operation shall be carried out that would produce glare of heat discernible beyond the property line of the lot concerned,
 - (7)** external storage of goods or material is permitted if kept in a neat and orderly manner or suitably enclosed by a fence or wall to the satisfaction of the Development Authority,

- (8) no waste which does not conform to the standards established by The City Utility Bylaw shall be discharged into any sewer.

(b) Industrial Standard II

- (i) "Industrial Standard II" means an industrial operation, including production, processing, cleaning, testing, repairing, storage or distribution of any material, which does not create a nuisance discernible beyond the property line of the lot concerned, but might produce noxious emissions.

(3) General Industrial Performance Standards

- (a) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the requirements of the respective industrial district rests with the applicant.

- (b) In addition to meeting the requirements of section 6.4(2), development of an industrial site shall comply with the following:

- (i) the minimum front yard of a site in any industrial district may be used only for:
 - (1) landscaped areas and pedestrian walkways which, together, unless otherwise provided in the Regulations, shall comprise not less than 40% of the area of the minimum front yard,
 - (2) driveways having access to a street or streets at locations to be approved by the Commission,
 - (3) subject to the approval of the Commission loading and parking areas having a combined area not exceeding 60% of the area of the said minimum front yard, provided that vehicles can enter and leave the site without reversing or manoeuvring on the right of way of a registered street,
 - (4) display purposes provided that no display is located within the minimum required landscaped area of the front yard and subject to the approval of the Development Authority.
- (ii) if the front yard of a site in any industrial district exceeds the minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:
 - (1) paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority,

or

(2) landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or

(3) a combination of (1) and (2) hereof.

(c) If the street or boulevard abutting a site in an I1 or I2 District is not paved or not landscaped, the Development Authority may permit an extension of not more than 12 months following notification by The City of completion of such paving or landscaping within which the owner shall comply with this Bylaw, provided that the registered owner of the site enter into an agreement in writing satisfactory to The City to complete such works. The City may register a caveat on the title to the site to protect the agreement.

(4) Projection Over Yards

(a) Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.

(i) On sites in industrial districts, a canopy if:

(1) the canopy is at least 3.6 m above the surface of the yard,
and

(2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

(5) Vehicular Access to Lots from Public Roadways

(a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.

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7.1 A1 Future Urban Development District**A1****General Purpose**

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

(1) A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include feedlots, abattoirs, or the packing or processing of meat or poultry products.
(ii)	Greenhouse or landscape nursery - stock farms including ancillary sales.
(iii)	Home occupations - office only subject to section 4.7(8).
(iv)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4: (1) awning signs, and (2) canopy signs.
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Identification and local advertising on free standing signs subject to sections 3.3 and 3.4.
(v)	Residential uses: one detached dwelling or one manufactured home.
(vi)	Utilities and sanitary landfill.

(2) A1 Future Urban Development District Regulations**(a) Table 7.1 A1 Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2

Regulations	Requirements
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

7.2 A2 Environmental Preservation District**A2****General Purpose**

The general purpose of this District is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses.

(1) A2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Natural vegetation.
(ii)	Parks.
(b) Discretionary Uses	
(i)	Cemetery.
(ii)	Growing of crops and produce, market gardens or other agricultural uses which may include stands for the sale of produce grown or produced on the premise but shall not include feedlots, abattoirs, meat or poultry products, packing or processing.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site.
(v)	Utilities.

(2) A2 Environmental Preservation District Special Provisions and Regulations

- (a)** All regulations of this district are subject to Commission approval.
- (b)** After the passing of this bylaw, no permanent building shall be erected on any site in this district.
- (c)** Trees shall not be cut, felled or removed without prior approval of the Commission.
- (d)** No aggregate extraction will be allowed.

7.3 P1 Parks and Recreation District

P1

General Purpose

The general purpose of this District is to provide land for parks and recreation areas and facilities for the use and enjoyment of the public at large.

(1) P1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Formal parks including trees, shrubs, flowers, lawns, pedestrian walks, statuary, ornamental ponds and fountains and any other use normally comprised in a formal floral or ornamental garden and campgrounds.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Bowling greens.
(iii)	Community centres.
(iv)	Curling rinks.
(v)	Day care facilities.
(vi)	Enclosed hockey, ice skating or roller skating rinks.
(vii)	Exhibition buildings or amphitheatres.
(viii)	Golf courses or golf driving ranges.
(ix)	Identification information on the following types of signs subject to sections 3.3 and 3.4:
(1)	awning, canopy signs,
(2)	under canopy signs,
(3)	fascia signs,
(4)	projecting signs, and
(5)	free standing signs.
(x)	Outdoor rinks.
(xi)	Parks, picnic areas or open space facilities for use by the general public, playgrounds or tot lots.
(xii)	Parking ancillary to a permitted or discretionary use.
(xiii)	Sports fields.
(xiv)	Swimming pools.
(xv)	Sports stadiums.
(xvi)	Tennis courts.
(xvii)	Utilities.

(2) P1 Parks and Recreation District Regulations**(a) Table 7.2 P1 Regulations**

Regulations	Requirements
Front Yard Minimum	15.0 m
Side Yard Minimum	15.0 m from any street, otherwise 7.5 m
Rear Yard Minimum	15.0 m from any street, otherwise 7.5 m
Landscaped Area	As required by the Recreation, Parks and Culture Manager
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to Commission approval

(3) Site Development

- (a)** Within the P1 Parks and Recreation District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

7.4 PS Public Service (Institutional or Government) District

PS

General Purpose

The general purpose of this District is to provide land for those uses that are public or quasi-public in nature.

(1) PS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
(ii)	At the Westerner Exposition Site situate upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
(iii)	Institutional service facility.
(iv)	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
(b) Discretionary Uses	
(i)	Assisted living residence.
(ii)	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 L.Z.: <ol style="list-style-type: none"> (1) any use similar to the uses permitted at the Westerner site, (2) any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use. (3) Gaming establishment.
(iii)	At the Red Deer College site, situate upon the following lands namely: <ol style="list-style-type: none"> (1) Lot 1, Block 1, Plan 012 0303 and the remainder of Section 5, Township 38, Range 27, West of the 4th meridian. (2) Residence, nursing home, research facility, diagnostic services, work placement services, and/or technical or administrative support related to education of students at Red Deer College.
(iv)	Concession booths for the sale of food or beverages to members and guests of a group approved under this table.
(v)	Campground.
(vi)	Day care facilities.
(vii)	Identification signs on the following types subject to sections 3.3 and 3.4: <ol style="list-style-type: none"> (1) awning, canopy signs, (2) under canopy signs,

- (3) fascia signs,
- (4) projecting signs, and
- (5) free standing signs.
- (viii) Offices for community oriented groups which have recreation as part of their programs.
- (ix) Parking ancillary to any permitted or discretionary use.
- (x) Private clubs or organizations.
- (xi) Retail sales of goods required in connection with a use approved under this table.
- (xii) Retirement home.
- (xiii) Social care residence.
- (xiv) Utilities.

(2) PS Public Service (Institutional or Government) District Regulations

(a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ²
Front Yard Minimum	Subject to Commission approval
Side Yard Minimum	Subject to Commission approval
Rear Yard Minimum	Subject to Commission approval
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to Commission approval

(3) Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

7.5 HP Historical Preservation Overlay District



General Purpose

The general purpose of this District is to maintain the historical character of an area in the terms of building appearance, and to ensure the degree of activity and other aspects of the operation would not be incompatible with such district, and subject to such regulatory standards as are necessary to ensure such compatibility and historical preservation.

(1) HP Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Those uses listed as permitted in the underlying use district.
(b) Discretionary Uses
(i) Those uses which, in the opinion of Council, will maintain and achieve the general purpose of this District.

(2) Historical Preservation Overlay District Regulations

- (a) Buildings shall not be demolished, added to, structurally altered or the exterior renovated unless approved by the Development Authority.
- (b) The relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout, shall be subject to approval by the Development Authority.

(3) Historical Preservation Buildings and Sites

Property Number	Building or Site	Municipal Address	Legal Description	Designation
HP - 1	1. Old Court House	4836 Ross Street	Lots 1-4, Block 28, Plan K	Provincial
HP - 2	2. C.P.R. Station	5000 - 51 Avenue	Lot 19, Plan 952 4241	Provincial/ Municipal
HP - 3	3. St. Luke's Anglican Church	4929-54 Street	Lots 9-11, Block 14, Plan K	Registered
HP - 4	4. Allen Bungalow	6316 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Registered / Municipal
HP - 5	5. North Cottage School	5704-60 Street	Lot S, Plan 4596 NY	Registered
HP - 6	6. Parsons House	4801-49 Street	Lots 42 & 43, Block 26, Plan 982-1122	Registered / Municipal
HP - 7	7. C. P. R. Rail Bridge	Red Deer River	SE of Plan 952 3190	Registered / Municipal
HP - 8	8. Cronquist House	Great Chief Park	Lot 1MR, Block 1, Plan 832 2386	Municipal
HP - 9	9. Red Deer Armoury (Fire Hall No. 1)	4905 - 49 Street	Lot 1, Block 27, Plan 1339 RS	Municipal
HP - 10	10. Presbyterian Ladies College	5300 - 39 Avenue	Lot 1, Block 10, Plan 892 0192	Municipal
HP - 11	11. J.J. Gaetz House	3504 - 55 Street	Lot 3, Block 1, Plan 792 1758	Municipal
HP - 12	12. Clarke Residence	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal
HP - 13	13. McIntosh House	4631 - 50 Street	Lots 38-40 Block A, Plan K8	Municipal
HP - 14	14. Gaetz Library, Presbyterian Church Steeple, and Stevenson Hall Block	Heritage Square	Lot 1, Block C, Plan 842 2027	Municipal
HP - 15	15. Scott House	4743 - 56 Street	Lot 20, Block A, Plan K1	Municipal

Note: Provincial and Registered Designations are designations assigned by the Province of Alberta to provincially significant historic resources.

7.6 HS Historical Significance Overlay District

HS

General Purpose

The district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

It is not the intent of this bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this land use bylaw.

(1) HS Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Those uses listed as permitted in the underlying use district.
(b) Discretionary Uses
(i) The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

(2) Historical Significance Overlay District Regulations

- (a) The owner must give 45 days notice to The City of the proposed demolition of any of the buildings or the disturbance of sites listed in section 7.6(3)(c). The City will cause a historical evaluation to be carried out through the Heritage Preservation Committee. If the building or site is deemed significant and a candidate for preservation, the Heritage Preservation Committee will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Preservation Committee will make an appropriate recommendation to the Development Authority. If the owner and the Development Authority are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

- (b) If the building or site is deemed not significant or not a suitable candidate for preservation, or in the case of an emergency situation requiring immediate demolition, the Development Authority may waive or reduce the 45 day review period, based upon advice received from the Heritage Preservation Committee.
- (c) The buildings and/or sites, which are included in this district, are listed as follows:

Inventory of Historical Significant Resources

Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 1	A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402-55 th Street	Parcel C, Plan 837 H.W.
HS - 2	Arlington Hotel	4905-51 st Ave	Lots 1-5, Block 10, Plan H
HS - 3	Bank Manager's Residence	4742-56 th Street	Lot 12, Block C, Plan K1
HS - 4	Bawtinhimer Garage	4925-48 Street	Lot 12 (part) 13, Block 20, Plan K.
HS - 5	Botterill Residence	4637 Ross Street	Lots 41-43, Block A, Plan K-8
HS - 6	Bower Barn Gothic Roof Barn Sunnybrook Farm	4701-30 th Street	Lot 3, Block 14 Plan 4436 TR.
HS - 7	Bower Residence	4701-30 th Street	Lot 3, Block 14 Plan 4436 TR.
HS - 8	Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H
HS - 9	Capitol Theatre	4924 Ross Street	Lot 8-9, Block 17, Plan H
HS - 10	Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Ave	Lot 45, Block 12, Plan 972 0467
HS - 11	Cenotaph	4900 Block, Ross Street	No Legal
HS - 12	Cole/G.W. Smith Residence	5142-44 th Street	Lot 15, Block 1, Plan 6077 HW
HS - 13	Dawe Residence	4124-52 nd Street	Lots 8 & 9, Block 12, Plan 3586AE

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Property Number	Historical Site Designation Building	Street Address	Legal Description
HS - 14	Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230-58 Street	Lot D1, Plan 4154 R.S.
HS - 15	Drill Hall #2 (Red Deer Memorial Centre)	4214-58 th Street	Lot E, Plan 3962 H.W.
HS - 16	Eaton's Store (former)	4807 Gaetz Ave	Lots 3 - 8, Block 19, Plan H
HS - 17	Eilertson Sculpture (Victory Park)	4540 Ross Street	Part Lot X, Plan 4900
HS - 18	Eventide Funeral Home (St. Luke's Hall)	4930-54 th Street	Lots 1 - 3, Block 13, Plan K. (only south 12 of Lot 3)
HS - 19	Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS
HS - 20	Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331 AJ
HS - 21	F.W. Galbraith Residence	5810-45 th Ave	Lot 1, Block 5, Plan 961 H.W.
HS - 22	Gaetz Manufacturing Building	4840-51 th Street	Lots 1 & 2, Block 29, Plan K
HS - 23	Gaetz Memorial United Church	4758 Ross Street	NW ¼, 16-38-27-4 and Lot 1, Block 37 Plan 6275 H.W.
HS - 24	Grandview Lodge	5011-43 rd Ave	Lot 8, Block 6, Plan 5470 HW
HS - 25	Greene Block	5001 Ross Street	Lots 18 - 19, Block 10, Plan H
HS - 26	Hallman Residence	4617-48 th Street	Lot 32-33, Block C, Plan K8 (excluding E 10' of Lot 32)
HS - 27	Hamilton Block	5211 Gaetz Ave	Lots 5 & 6, Block 15, Plan K
HS - 28	Heritage Square	4600 Block 47 th Avenue	Lot 1, Block C, Plan 842-2092
HS - 29	Huestis Residence	5201-47 th Ave	Lots 9-11, Block N Plan 6901 R
HS - 30	J. Weddell Residence	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544
HS - 31	Johnstone Residence	5509-48A Ave	Lot B, Block A, Plan 1995 ET
HS - 32	La France Residence	4922-55 th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.
HS - 33	MacKenzie/Ellis Residence	5343-46 th Ave	Lot 10A, Block G, Plan 1500 R.S.

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Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 34	Maple Leaf Block	5020 Gaetz Ave	Lot 17, Block 11, Plan 795 HW
HS – 35	McGregor Parson's Residence	5140 – 43rd Avenue	Lot 12, Block 14, Plan 6393 MC
HS – 36	McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.
HS – 37	Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH
HS – 38	Mitchell & Jewell Building	4812 Gaetz Ave	Lot 16, Block 9, Plan H
HS – 39	William Moore Residence	5555-45th Ave	Lot 8, Block A, Plan 955 M.C
HS – 40	Murrin/Routledge Residence	4736-56th Street	Lot 15, Block C, Plan 5947 AM
HS – 41	Nachtman Residence	4630-45th Street	Lot 9, Block E, Plan 3591 P
HS – 42	New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801-48th Street	Lots 21-22, Block 25, Plan K
HS – 43	The Old Mill/ Hayhoe Building	5028 Gaetz Ave	Lot 18, Block 11 Plan 795 HW
HS – 44	Payne Residence	4634-49th Street	Lots 5 - 8, Block A, Plan K-8
HS – 45	Pettepher Residence	5045-45th Ave	Lots 3 & 4, Block 1, Plan K9
HS – 46	Piper Creek/ Twilight Lodge	4820-33rd Street	Lot 2, Block 8 Plan 1621 NY
HS – 47	Pollock Residence	4629-46th Street	Lots 37-40, Block E, Plan 3591 P
HS – 48	Old Post Office/ Federal Building	4909 Ross Street	Lots 20-29, Block 18, Plan H
HS – 49	Prairie Business	5032 Gaetz Ave	Lots 19-21, Block 11, Plan 795 HW South 20' of 21
HS – 50	Old Provincial Building	4935 - 51st Street	Lots 38 & 39, Block 17, Plan H
HS – 51	Raymond Gaetz Residence	4763- 56th Street	Lot 30, Block A, Plan 647 K.S.
HS – 52	Red Deer Bottling Co.	4601 Gaetz Ave	Lot 27, Block 21, Plan 962 3342
HS – 53	Red Deer College Arts Centre	5700-32nd Street	Lot 3, Plan 812 2461
HS – 54	A.H. Russell Residence	5938-45th Ave	Lot 1 & 2, Block 3, Plan 1292 A.0
HS – 55	Scott Block/Old Horsley's Hardware	4816-4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS
HS – 56	Simpson Residence	5820-45th Ave	Lot 2, Block 5, Plan 961 H.W

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Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 57	St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Ave	Lot 1A, Plan 2473 N.Y.
HS – 58	Telning Residence	4520-46th Street	Lot 12 & 13, Block J, Plan 4900 R
HS – 59	Thatcher Residence	5401-48th Avenue	Lot 1, Block 33, Plan 656 NY
HS – 60	Trump Residence	5035 - 45th Ave	Lot 2, Block 1, Plan 4735 K.S.
HS – 61	Tucker Residence	3534-45th Ave	Lot 5A, Block 5, Plan 78 RS
HS – 62	Wallace Residence	4755-56th Street	Lots 25-26, Block A Plan K1
HS – 63	Wartime Homes	36-38 Street block Between 41-42 Ave Mountview	Lots 5-8 and 10-27, Block 9, Plan 1514 HW
HS – 64	Water Tower (Horton Spheroid)	3536-46th Ave	Lot 9, Block 22, Plan 1919 KS
HS – 65	Wong Block Apartment	5101 Gaetz Ave	Lots 1 & 2, Block 16, Plan H
HS – 66	49A Avenue Houses	5511-49A Ave	Lots 7-9, Block 3, Plan 7075 AE
		5514-49A Ave	Lots 7-9, Block 2, Plan 7075 AE
		5517-49A Ave	Lots 10-11, Block 3, Plan 7075 AE
		5520-49A Ave	Lots 16 & 17, Block 2, Plan 002 3098
		5521-49A Ave	Lots 12-13, Block 3, Plan 7075 AE
		5526-49A Ave	Lots 13-15, Block 2, Plan 7075 AE
		5525-49 A Ave	Lot 19, Block 3 Plan 922 3300
		5527-49A Ave	Lot 20, Block 3, Plan 922 3300
HS – 67	A.C.R. Bridge Abutment	Taylor Drive	Lot R-1, Block 10 Plan 3231 TR
HS – 68	Ceremonial Trees Central School	5100 Block 47th Avenue	
HS – 69	Ceremonial Trees Coronation Park	4500 Block Ross Street	
HS – 70	Ceremonial Trees Cronquist House	Bower Ponds	
HS - 71	Ceremonial Trees Red Deer & District Museum	4525-47A Ave	

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Property Number	Historical Site Designation Building	Street Address	Legal Description
HS – 72	Ceremonial Trees Pioneers' Lodge	47th Avenue	
HS – 73	Chestnut Tree	45th Ave and 55th Street	Lot 22, Block G Plan 822-2078
HS – 74	City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S
HS – 75	'Crossing' School Site Marker	60th Ave and Cronquist Drive	SE 1/4, 18-38-27-4
HS – 76	Ceremonial Trees Centennial 1967	4900 Block, 48th Street	
HS – 77	Gaetz Lakes Sanctuary		
HS – 78	Great West Lumber Co. Site	Bower Ponds	
HS – 79	Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939
HS – 80	Oak Tree	55th Street and 46th Ave	Lot 25, Block 1 Plan 1292 A.O.
HS – 81	Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S.
HS – 82	Reintholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4 Lot R3, Plan 762- 1616
HS – 83	Site of the ACR Silver Spike	Gaetz Ave and 35th Street	Lot 16, Block 1 Plan 8324 ET
HS – 84	Snell Residence Site	4915-48th Ave	Lot 14, Block 38 Plan 832 0062
HS – 85	Stone Wall, Everglades Apartments	4319-51st Ave	Lot 15B, Block 6, Plan 862 2144
HS – 86	Towers at Checkmate Court	4902-37th Street	Plan 902 1647
HS – 87	Willow Tree	4700-55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952
HS – 88	Wishart Cabin Site	Gaetz Lake Sanctuary	
HS – 89	Farthing Block	4930 Ross Street	Lot 7, Block 17, Plan H
HS – 90	Park Hotel (Park Place)	4918-4920 Ross Street	Lots 10 – 15, Block 17, Plan H
HS – 91	Golden Circle	4620 – 47 Avenue	Lot 1, Block C Plan 842 2029
HS – 92	Fabretti Residence	5001 – 43 Avenue	Lot 10, Block 6, Plan 758KS

7.7 Mature Neighborhood Parkvale Overlay District

General Purpose

The purpose of this District is to ensure that new and infill low density residential development in the Parkvale Neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties. This District provides a means to regulate unique design attributes of the mature Parkvale neighbourhood in a manner which cannot be satisfactorily addressed through conventional land use zoning.

This District is comprised of additional development regulations for the Parkvale neighbourhood, which add to the regulations of the underlying use districts.

(1) Permitted And Discretionary Uses

Those uses listed as permitted and discretionary in the underlying use districts.

(2) Application

- (a)** The regulations in this District apply to the construction of any new principle or accessory building and to any major structural renovation, alteration, addition and/or reconstruction of an existing building on lands located in the low density residential areas of Parkvale, the boundaries of which are shown for illustrative purposes in Part 7, Figure 15.
- (b)** An application for development approval shall include a site plan which shows:
 - (i)** existing and proposed grades;
 - (ii)** existing and proposed landscaping and buildings;
 - (iii)** proposed building demolition, if any;
 - (iv)** the height of main floor above grade;
 - (v)** the location of proposed fences;
 - (vi)** the location of existing side yard windows in any adjacent building; and
 - (vii)** the location of all underground/overhead utility services and their connection points to any building.

- (c) Where the building regulations of the underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern, and the building regulations of the underlying District shall be deemed to be repealed to the extent of the inconsistency.
- (d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:
 - (i) contact the Parkvale Community Association and each owner of property located within a distance of 30.0 m of the Site of the proposed development (the “affected parties”);
 - (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;
 - (iii) document the comments of the affected parties with respect to the proposed development;
 - (iv) describe any modifications to the proposed development made by the applicant to address the concerns of the affected parties, if any; and
 - (v) submit as part of the Development Application documents showing the foregoing requirements have been complied with.
 - (vi) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered.

(3) Development Regulations for Residential Buildings

- (a) Maximum building width for all residential structures: 12.2 m
- (b) Minimum side yard: 1.5 m
- (c) Minimum frontage (lot width) for detached dwellings: 11.43 m
- (d) Minimum front yard setback shall be equal to the setback of the existing building or, where the existing building is to be replaced or there is no existing building, the average setback of the existing residential buildings on the block.
- (e) The main entrance shall be located on the front elevation of the building,

facing the street.

- (f) On corner properties, the front building elevation and main entrance shall be located in the same direction as the residences on the remainder of the block.
- (g) On corner lots, the two elevations facing the street shall have consistent and complimentary design elements, in terms of building materials, colour and architectural details.
- (h) Maximum side yard vertical building height shall fit within a building envelope that measures 5.5 m in height on the side parcel boundary, then angles inward and up at a maximum 45 degree slope to the maximum permitted total building height.
- (i) The main floor shall not be located higher than 1.2 m above grade of the front public sidewalk, unless basement heights for the site are restricted by the depth of a shallow sanitary sewer service.
- (j) Large flat wall surfaces on building elevations facing a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by the use of such design features as porches, projections, terracing, recesses, jogs, gables or windows.
- (k) Side windows and/or balconies shall not be located directly facing similar facilities in adjoining residential buildings, in order to maintain privacy between neighbours.
- (l) Use of vibrant (strong, bright, bold) colours and building textures shall be permitted.
- (m) On lands where semi-detached housing is permitted, the front building elevation shall contain separate non-symmetrical architectural design elements (i.e. different roof lines, different window/door configurations and locations) for each unit.
- (n) No overhead power/telephone/cable services or utility meters shall be connected to, or located on, the front elevation of any building.
- (o) Front driveways or front drive attached garages shall not be permitted on parcels with a lane at the rear of the property.
- (p) Front driveways or front drive attached/detached garages may only be permitted on laneless parcels provided that the garage shall not protrude forward beyond the front building face of the principal building including porches and verandas.

- (q) On laneless corner lots, driveways or an attached/detached garage with driveway will be permitted from the side street but the garage shall not protrude forward beyond the side wall of the principal building.
- (r) Driveways from any front or side street shall be hard surfaced (i.e. concrete, asphalt, paving stones).
- (s) No trees(s) located in a City boulevard shall be removed to accommodate any front or side driveway or front or side drive garage access.

(4) Development Regulations for Accessory Buildings

- (a) The elevations of accessory buildings which face a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0 m unless it is broken up by use of such design features as projections, recesses, jogs, gables or windows.
- (b) Maximum building width: 12.2 m.
- (c) Accessory buildings shall be designed to compliment the principal building by utilizing consistent design elements, in terms of building materials, colour and architectural details.
- (d) On parcels having a lane, including corner parcels, vehicle access to any accessory building shall be only from the lane; front drive detached garages shall not be permitted.

(5) Regulations for Vegetation and Landscaping

- (a) Where mature vegetation needs to be removed to facilitate new development or, where no mature vegetation exists in a front yard, new landscaping material shall be added consisting of not less than the following standards:
 - (i) deciduous trees – minimum calliper 65 millimetres (measured 450 millimetres from ground level);
 - (ii) coniferous trees – minimum height 2.5 m;
 - (iii) deciduous shrubs – minimum 0.6 m height; and
 - (iv) coniferous shrubs – minimum 0.4 m height or spread.
 - (v) landscaping in a front yard shall consist of at least one tree and one shrub.

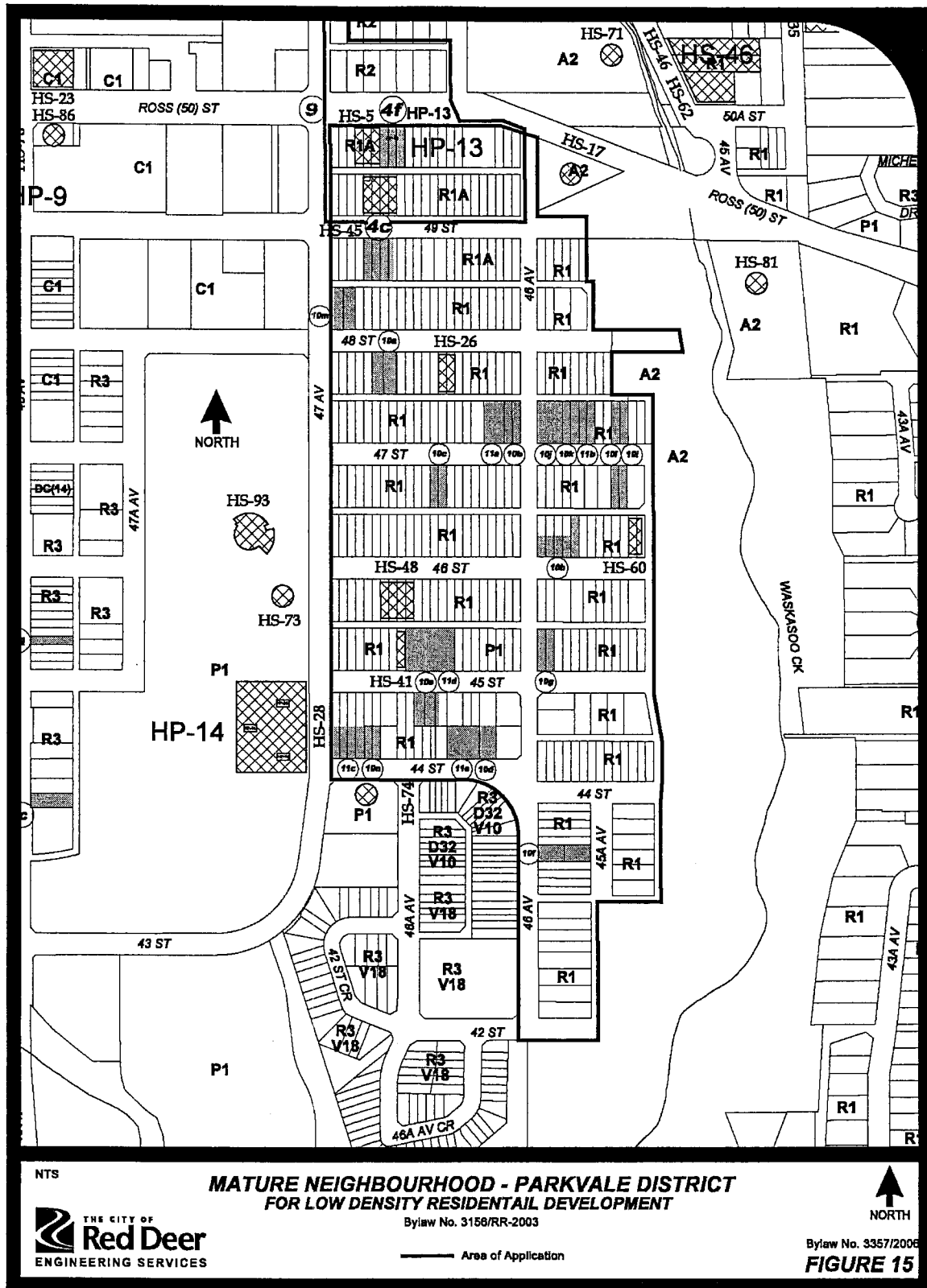


Figure 15-Mature Neighbourhood - Parkvale District

7.8 Vertical Height Overlay District

General Purpose

The general purpose of this sub-district is to establish the maximum permitted height on any site in any use district.

(1) Method of Application

- (a) If a site does not possess a V designation, the maximum permitted height shall be determined by the regulation of the applicable use district.
- (b) In a district with a V designation, the maximum permitted height of a building, expressed in metres, is determined by the number following the letter "V" on the use district map.

The following example is for illustrative purposes:

R 3.V18 means R 3 uses are permitted and the building shall not exceed a height of 18.0 m above grade.

7.9 Flood Plain Overlay Provisions

(1) Flood Risk Overlays

- (a) Figure 16 shown for illustrative purposes, shall apply to any site included in flood fringe and floodway areas identified therein.
- (b) The general purpose of these provisions is to provide for the safe and efficient use of lands within the defined floodway and flood fringe of the Waskasoo Creek and a portion of the Red Deer River by way of prohibiting the construction of new buildings or structures in the floodway and allowing development and redevelopment of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed.

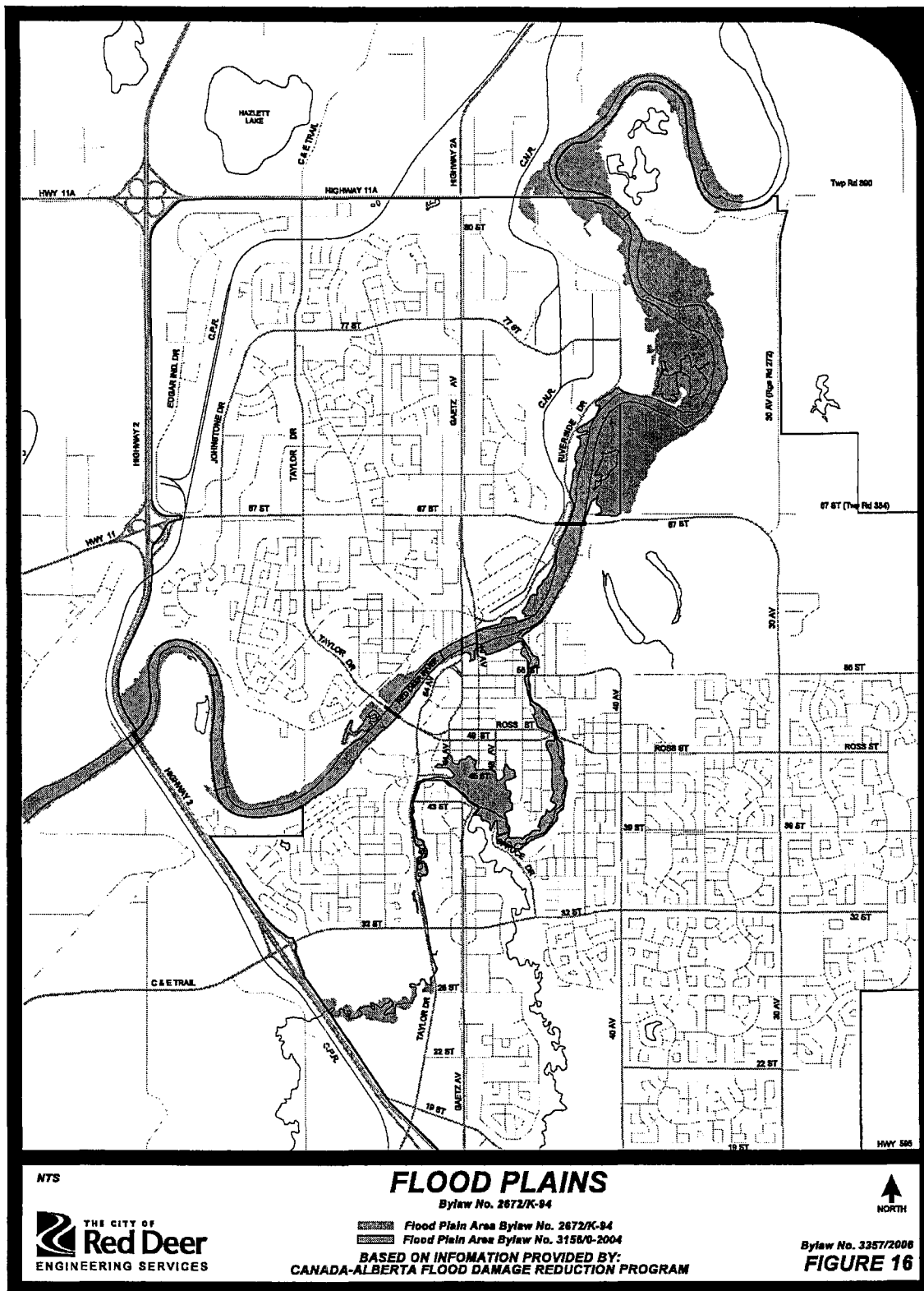


Figure 16-Flood Plains

Note: This figure is shown for illustrative purposes.

(2) Floodway Uses

- (a)** The only uses permitted in the floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways.

(3) Flood Fringe Uses

- (a)** In the flood fringe area, the permitted and discretionary uses listed in the district in which the site is located shall continue to apply. Where the provisions of the flood risk overlay appear to be in conflict with the regulations of such district, the provisions of the overlay shall take precedence and be applied in addition to the regulations of the district.
- (b)** Industrial, commercial, institutional, or residential development will not be permitted in the flood fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3 m.
- (c)** Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the flood fringe at the discretion of the Development Authority, having considered comments from both the Director of Development Services and Planning Department.

(4) Regulations

- (a)** No new buildings will be allowed in the floodway.
- (b)** Before a development permit is issued for the construction of any development within the flood fringe, the Development Authority may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been incorporated in the building and lot:
 - (i)** Canadian Mortgage and Housing Corporation guidelines for building in flood susceptible areas,
 - (ii)** the floodproofing of habitable rooms, electrical panels and heating units, and openable windows,
 - (iii)** basement drainage and site drainage, and
 - (iv)** information on grade elevation in relation to the 1:100 year flood elevation.

- (c) Except as provided in subsections (d) and (e), the Development Authority shall not issue a development permit until it is satisfied that adequate flood proofing exists.
- (d) The Development Authority shall permit minor renovations and repairs to an existing building, whether structural or not, in the flood fringe without requiring the flood proofing of a building.
- (e) The Development Authority may allow additions to an existing building in the flood fringe without requiring the flood proofing of the existing building(s).

7.10 Density Overlay District

General Purpose

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

(1) Method of Application

- (a) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter “D” on the site in a district map. The following is an example for illustration purposes only:
 - (i) R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.
- (b) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:
 - (i) $\text{Site area expressed in hectares} \times \text{density restriction as per the district map (e.g. D40)} = \text{Maximum number of dwelling units allowed on that site.}$
- (c) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district.

Part Eight: Direct Control Districts, Regulations and Exceptions Respecting Land Use

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8.1 Direct Control District No. 1 DC(1) (See Map M12)**DC(1)****(1) DC(1) Permitted and Discretionary Uses Table**

(a) Permitted Uses (The following uses are allowed on existing lots:)	
(i)	Accessory use subject to section 3.5.
(ii)	Any similar use that is approved by Council.
(iii)	Commercial recreation facility.
(iv)	Financial services.
(v)	Institutional service facility (excluding institutional housing).
(vi)	Media and related production services.
(vii)	Merchandise sales (indoor only).
(viii)	Offices.
(ix)	Restaurants (no drive through windows).
(x)	Service and repair of goods traded in this district.
(xi)	Signs: Identification and local advertising on the following types of signs subject to section 3.3 and 3.4:
(1)	awning, canopy signs,
(2)	under canopy signs,
(3)	fascia signs, and
(4)	free standing signs.
(xii)	Trade/Commercial School (indoor only).

(2) Direct Control District No. 1 Regulations**(a) Table 8.1 DC(1) Regulations**

Regulations	Requirements
Maximum Signs	One free standing sign per lot
Site Area Minimum	1.26 ha or existing lot size at the date this land use district comes into effect
Parking	Subject to sections 3.1 & 3.2, no front yard parking at the date this land use district comes into effect
Front Yard Minimum	18.0 m
Building Height Maximum	2 storeys to a maximum of 10.0 m measured from the average of the lot grade
Landscaping	Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped

(b) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

(c) All other standards to be determined by the Commission.

8.2 Direct Control District No. 2 DC(2) (See Map K18)**DC(2)****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development.

(1) DC(2) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Mail sorting and distribution centre.
(b) Discretionary Uses	
(i)	Accessory use.
(ii)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4:
(1)	awning, canopy signs,
(2)	under canopy signs,
(3)	fascia signs,
(4)	free standing signs,
(5)	painted wall signs,
(6)	projecting signs,
(7)	wall signs.

(2) Direct Control District No. 2 Regulations

- (a) Notwithstanding any provision of this bylaw, all development within this District shall be in accordance with the following regulations in Table 8.2:

Regulations	Requirements
Floor Area Maximum	46% of site area
Building Height Maximum	2 storeys
Front Yard	9.0 m
Side Yard	4.0 m
Rear Yard	3.0 m
Landscaped Area	15% of site area
Parking Spaces	3 spaces per 93.0 m ²
Loading Spaces	1 space opposite each loading door with a minimum of 1 space/1860.0 m ² of floor area
Site Area Minimum	0.4 ha
Site Area Maximum	1.2 ha
Frontage Minimum	30.0 m

- (b) Any outdoor storage must be screened to the satisfaction of the Development Authority.
- (c) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

8.3 Direct Control District No. 3 DC(3) (See Maps L14, L15, K15,L16)

(1) DC(3) Permitted and Discretionary Uses Table

DC(3)

(a) Permitted Uses	
(i)	Any use legally existing within an existing building in the area at the time this use district comes into effect is deemed to be a discretionary use, and
(ii)	Any use approved by the Council for the land within this use district having regard to the adopted Area Redevelopment Plan.

(2) Direct Control District No. 3 Regulations

- (a) The regulations applicable to I1 district apply to the site known as the West Yards comprising the lands legally described as follows:

Lot	Block	Plan
8		72 NY
1	3	802 0453
3	7	1355KS
4	7	1355KS
6	7	4695MC
10PUL	8	942 3529
9	8	942 3529
1	8	5551KS
R	7	1034KS
R10	6	3724TR
8A	7	3824TR
1A	7	922 2656
5A	7	922 2656
9	7	832 2364

- (b) The regulations applicable to C1 District apply to the site of a used car sales lot comprising the lands legally described as follows:

Lots 8 and 9, Plan 72NY

8.4 Direct Control District No. 4 DC(4) (See Map M13)

DC(4)

(1) DC(4) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Two restaurants in the existing building.
(ii) Existing tele-theatre racetrack betting facility.
(b) Discretionary Uses
(i) Any use approved by Council.

(2) Direct Control District No. 4 Regulations

- (a) **Traffic:** In order to ensure that the site is suitable for any discretionary uses, the owner shall submit a traffic study completed by a qualified traffic engineer.
- (b) **Site Development:** Any redevelopment proposal for this site shall be accompanied by a complete set of elevations for Council review; these elevations shall feature a high degree of architectural quality, particularly in terms of the north and south elevations.
- (c) **Landscaping:** Any redevelopment of the site shall include extensive landscaping and shall not be less than that required in adjacent C4 sites.
- (d) **Parking Standards:** Parking standards shall be as required in the C4 District.
- (e) **Other Standards:** Council may impose any other conditions necessary to ensure the satisfactory redevelopment of this site.

8.5 Direct Control District No. 5 DC(5) (See Map L9)

DC(5)

(1) DC(5) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Any uses approved by Council.

(2) Direct Control District No. 5 Regulations

- (a)** The Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

8.6 Direct Control District No. 6 DC(6) (See Map L15)**DC(6)****(1) DC(6) Uses Table**

(a) Uses (that will be considered by City Council)	
(i)	Two restaurants in the existing building.
(ii)	Accessory building or use to any of the above.
(iii)	Commercial recreation facility.
(iv)	Commercial entertainment facility.
(v)	Commercial service facility.
(vi)	Drinking establishment (adult entertainment prohibited) subject to section 5.7(8).
(vii)	Home occupations subject to section 4.7(8).
(viii)	Hotel or motel.
(ix)	Institutional service facility.
(x)	Merchandise sales, excluding: <ul style="list-style-type: none"> (1) agricultural and industrial vehicles or machinery, and fuel. (2) a food store, a pharmacy or a drug store (restrictive covenant placed by 422984 Alberta Ltd. / Westfair Foods against this entire site).
(xi)	Multiple family building.
(xii)	Office.
(xiii)	Parking lot or parking structure in conjunction with any of the above uses.
(xiv)	Restaurant, excluding against a portion of this site: any fast food outlet or restaurant specializing in the sale of hamburgers (restrictive covenant placed by McDonalds Restaurants of Canada Ltd.).
(xv)	Signs - identification and local advertising on the following types of signs subject to sections 3.3 and 3.4: <ul style="list-style-type: none"> (1) awning, canopy and marquee signs, (2) under canopy signs, (3) fascia signs, (4) free standing signs, (5) painted wall signs, (6) projecting signs.

(2) Direct Control District No. 6 Regulations**(a) Table 8.3 DC(6) Regulations**

Regulations	Requirements
Building Height	As approved by City Council
Front Yard Minimum	6.0 m

Regulations	Requirements
Building Height	As approved by City Council
Front Yard Minimum	6.0 m
Side Yard When it Abuts a Street	6.0 m
Rear Yard Minimum	6.0 m
Landscaped Area	10% of site area
Parking	Subject to sections 3.1 & 3.2
Loading Spaces	One required opposite each loading door
Site Area Minimum	900.0 m ²
Frontage Minimum	20.0 m
Residential Unit Minimum	37.0 m ² per dwelling unit

The following development standards shall apply:

(b) All development to be based on a common theme representative of heritage era buildings in downtown Red Deer. The following architectural guidelines must be incorporated into all buildings:

- (i) high quality exterior building materials that utilize the use of stone work and/or other natural like finishes common to heritage era buildings, containing some stucco and limited use of metal finishes,
- (ii) pedestrian oriented store fronts emphasizing special window and entrance treatments,
- (iii) incorporation of cantilevers and canopies,
- (iv) tasteful colour schemes,
- (v) aesthetics of each building must be pleasing from all elevations and shall feature street oriented design elements including street level windows for all elevations visible from adjacent public roadways,
- (vi) warehouse type buildings are not permitted,
- (vii) no outdoor storage areas are permitted,
- (viii) all waste containers must be enclosed, screened and/or be fully integrated into the overall building or site development,
- (ix) development must be complementary to the downtown and emphasize uses that would attract patrons, both during the day and evening,

- (x) development should strive to produce a seamless connection to the area south of 48th Street which will include a City park site,
- (xi) development should facilitate and encourage pedestrian movement within the site and to adjacent developments. Site to include sidewalks incorporating the use of paving stones and public area landscaping, lighting and street furniture,
- (xii) all signage, lighting and street furniture must complement the overall building theme,
- (xiii) landscaping:
 - (1) must be of high quality, incorporating mature plantings,
 - (2) perimeter of site must be landscaped including all adjoining road boulevard areas surrounding the site; in lieu of the boulevard landscaping required by the developer, the minimum onsite landscaping requirement is 10% of site area rather than the 15% of site area required on adjoining properties in the area,
 - (3) all perimeter and boulevard landscaping must be a continuation of the overall onsite landscaping plan,
 - (4) landscaping should be comprehensive throughout the development and appear seamless among the various components of the development,
 - (5) landscaping should be designed to screen parking areas and tie public areas to the commercial areas.
- (c) Vehicle access to site:
 - (i) all vehicle site access is restricted to either 52nd Avenue or 48th Street,
 - (ii) vehicle access from 52nd Street is restricted to a common access point with, and adjoining, the existing McDonalds restaurant access,
 - (iii) vehicle access from 48th Street will be restricted to one common access point located approximately midway between 52nd Avenue and Taylor Drive.
- (d) Prospective developers of the site are encouraged to be innovative in their site design. They should examine opportunities for such features as landscaped covered parking which could maximize the use of the site, use

of decorative and/or unique fencing, feature walls, flags, banners, sculptures, and extensive use of hard and soft landscaping.

(3) Site Development

All aspects of development in this Direct Control District including land use, development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by City Council. Land uses may be developed either as sole uses or in various combinations in a single building or on a single site.

8.7 Direct Control District No. 7 DC(7) (See Map M15)

DC(7)

General Purpose

This District is created to allow the temporary use of a hair replacement salon in the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue). The long term use of this site is intended to be multiple family residential.

(1) DC(7) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Hair replacement salon in the existing building.
(ii) Any permitted use listed in the R3 Residential (Multiple Family) District.
(b) Discretionary Uses
(i) Any discretionary use listed in the R3 Residential (Multiple Family) District.

(2) Direct Control District No. 7 Regulations

The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

8.8 Direct Control District No. 8 DC(8) (See Map L12)

DC(8)

General Purpose

This District is created to allow an apartment/hotel on the west portion of Lots 2B and 3C, Plan 842-1872 while allowing commercial use on the remainder of the site.

(1) DC(8) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any permitted use listed in the C4 Commercial (Major Arterial) District provided it is not located in the multiple family building.
(ii)	Hotel units as the only commercial use in the multiple family building.
(iii)	One multiple family building.
(b) Discretionary Uses	
(i)	Any discretionary use listed in the C4 Commercial (Major Arterial) District provided it is not located in the multiple family building, with the exception of warehouse, outdoor display of goods traded in the district, drinking establishment (adult entertainment permitted), gaming establishment, dangerous goods occupancy and restaurant.
(ii)	A drinking establishment (adult entertainment prohibited, subject to section 5.7(8)) or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority to ensure that noise or visual impacts from a drinking establishment (adult entertainment prohibited) or gaming establishment will not negatively impact the adjacent residential use.
(iii)	Restaurant.

(2) Direct Control District No. 8 Regulations

- (a)** The C4 and R3 District will be used as a guide for the Municipal Planning Commission.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

8.9 Direct Control District No. 9 DC(9) (See Map L14, L15)

General Purpose

DC(9)

This District is created to allow a high quality residential apartment development and park development on a site in the downtown between 52 Avenue and Taylor Drive.

(1) DC(9) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Park.
(ii) One multiple family building.
(b) Discretionary Uses
(i) Any ancillary uses approved by City Council.

(2) Site Development

- (a) The R3 District will be used as a guide by City Council in considering standards for the multiple family building; the P1 District will be used as a guide by City Council in considering standards for the park development.
- (b) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

8.10 Direct Control District No. 10 DC(10) (See Map P15)

DC(10)

General Purpose

This District is created to permit the development of a high quality seniors' residential development consisting of a maximum 120 unit manor house building, 18 semi-detached units and one triplex for a total maximum of 141 units as shown on the development plans forming part of this District. Municipal reserve land (park) will be dedicated to The City of Red Deer to retain and protect a portion of the existing stand of mature trees.

(1) DC(10) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Group of buildings as described above in section 8.10 General Purpose.
(ii)	Park.
(b) Discretionary Uses	
(i)	Any ancillary uses approved by the Development Authority.

(2) Direct Control District No. 10 Regulations

- (a) Minimum age limit restrictions, to be enforced by a restrictive covenant, for at least one occupant per unit shall be as follows:
 - (i) manor house = 60 years of age,
 - (ii) semi-detached/triplex = 55 years of age.
- (b) All development standards including building setbacks from Ross Street and 30th Avenue, landscaping and parking shall be subject to the approval of the Development Authority.
- (c) Space required for sufficient back/side slope cuts and/or terracing along the north and east sides of the manor house due to site excavation shall be subject to the approval of the Development Authority.
- (d) The Development Authority in considering standards for the semi-detached and triplex portion of the development will use the R2 District as a guide.
- (e) Landscaping shall include a berm and enhanced vegetation on the west side of the site between the manor house and Carpenter Street consisting of extensive tree and shrub plantings.

8.11 Direct Control District No. 11 DC(11) (See Map K17)

DC(11)

General Purpose

This District is created to allow “Place of Worship” in addition to uses allowed under the C2B Commercial (District Shopping Centre) District.

(1) DC(11) Permitted and Discretionary Uses Table:

(a) Permitted Uses	
(i)	Permitted uses listed under the C2B Commercial (District Shopping Centre) District.
(b) Discretionary Uses	
(i)	Discretionary uses listed under the C2B Commercial (District Shopping Centre) District.
(ii)	Institutional service facility.
(iii)	Place of worship. For the purpose of this District, a place of worship is defined as a Church, Temple or Mosque and includes ancillary uses but does not include a permanent shelter offering overnight accommodation or a permanent facility where meals are served to homeless or destitute individuals.

(2) Site Development

- (a)** All development standards will be as stated in the C2B Commercial (District Shopping Centre) District.

8.12 Direct Control District No. 12 DC(12) (See Map M14)**DC(12)****General Purpose**

This District is created to permit the development of commercial uses in a manner that will facilitate and recognize a transition zone between existing residential areas and the more intensely developed commercial core.

(1) DC(12) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial service facility.
(ii)	Dwelling units above the ground floor.
(iii)	Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery, and fuel.
(iv)	Office.
(v)	Service and repair of goods traded in the district, excluding motor vehicles.
(vi)	Signs subject to section 3.3 and 3.4:
(1)	a-board signs,
(2)	awning and canopy signs,
(3)	under canopy signs,
(4)	fascia signs,
(5)	free standing signs,
(6)	neighbourhood identification signs, and
(7)	projecting signs.
(b) Discretionary Uses	
(i)	Accessory building or use subject to section 3.5.
(ii)	Detached dwelling and accessory buildings, existing legally at the time of adoption of bylaw.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Multiple family building.
(v)	Multi-attached building.
(vi)	Parking lot.
(vii)	Signs subject to section 3.3 and 3.4: painted wall signs and wall signs.

(2) Direct Control District No. 12 Regulations**(a) Table 8.4 DC(12) Regulations**

Regulations	Requirements
Floor Area Minimum	Residential – 37.0 m ² / unit Commercial - Nil
Building Height Maximum	4 storeys
Front Yard Minimum	6.0 m subject to sections 3.19 & 5.7(2)
Side Yard Minimum	Residential - as required by MPC Commercial - Nil, subject to sections 3.19 & 5.7(2) unless the side yard abuts a public roadway, in which case it shall be 1.5 m
Rear Yard Minimum	Residential - 7.5 m Commercial - 1.5 m subject to sections 3.19 & 5.7(2)
Landscaped Area	15% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Loading Spaces	Residential - n/a Commercial - 1 space opposite each loading door
Site Area Minimum	Residential - as required by MPC Commercial - 278.0 m ²
Frontage Minimum	Residential - 22.0 m or 6.1 m per unit Commercial - 7.5 m ²

(3) Site Development

- (a) All buildings in the DC(12) District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). The rear elevation and roof lines must complement the adjoining residential area. These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding roadways (excluding lanes).
- (b) The minimum rear yard setback of 1.5 m required for commercial uses under subsection (2) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it, is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

- (c) The minimum side yard setback of 1.5 m required for commercial uses on a corner lot under subsection (2) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback, or any portion of it, is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.
- (d) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

8.13 Direct Control District No. 13 DC(13) (See Map L16)**DC(13)****General Purpose**

The general purpose of this district is to provide for residential redevelopment which enhances the area's proximity to the river and permits a blend of destination type retail or commercial uses, while maintaining an active residential neighbourhood. This will be accomplished by incorporating appropriate building orientation, architectural design, and provision of community amenities. The district is to permit a mix of small scale commercial developments that includes developments in which the proprietor both lives and works on site and boutique style uses, as well as a blend of residential uses. Development will be consistent with the objectives of the Riverside Meadows Area Redevelopment Plan.

(1) DC(13) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Detached dwelling.
(ii)	Home occupations subject to section 4.7(8).
(iii)	Private garage.
(b) Discretionary Uses	
(i)	Any combination of uses (ii) through (v) on the ground floor of a multiple family building.
(ii)	All uses in existence at January 15, 2001 are deemed to be discretionary uses under the bylaw provided that the use does not expand, takes place in a building that is existing at the time the bylaw is passed, and that the use is continuous. Discontinuance of a use for 6 months or more will render such use in non-compliance of this bylaw.
(iii)	Merchandise sales and/or rental provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building but excludes sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores.
(iv)	Multiple family building.
(v)	Office and commercial service uses provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building.
(vi)	Office, commercial service facility, restaurant, merchandise sales and/or rental (excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores), and service and repair of goods traded within the Direct Control District, provided that they are contained in a renovated structure which has significant architectural features characteristic of residential style buildings.

(b) Discretionary Uses *continued*

- (vii) Restaurants provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building.
- (viii) Service and repair of goods traded within the Direct Control District, provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building.

(2) Site Development

- (a) All development must comply with the guidelines provided in the Riverside Meadows Area Redevelopment Plan including Appendix C.
- (b) Development should generally be consistent with the R2 Residential Medium Density District requirements with attention paid to careful integration of compatible, low impact commercial uses in residential style buildings.

(3) Development Standards

- (a) Maximum building height: three storeys, unless the additional requirements of the Riverside Meadows Area Redevelopment Plan are met.
- (b) Council delegates its authority with respect to all other development standards to the Development Authority.
- (c) All development applications must be referred to the Community Association for comment.

8.14 Direct Control District No. 14 DC(14) (See Map L16)**General Purpose****DC(14)**

The general purpose of this district is to accommodate development of a place of worship and/or redevelopment of residential and mixed commercial-residential uses in a manner that is compatible with the neighbourhood and the Riverside Meadows Area Redevelopment Plan.

(1) DC(14) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Multi-attached building.
(ii)	Place of Worship.
(b) Discretionary Uses	
(i)	Home occupations subject to section 4.7(8).
(ii)	Mixed use residential-commercial development which may consist of dwelling units above the ground floor and ground floor office, personal service uses, or commercial service uses.

(2) Direct Control District No. 14 Regulations**(a) Table 8.5 DC(14) Regulations**

Regulations	Requirements
Floor Area Minimum	Multi- attached residential – 60.0 m ² / unit Residential above ground floor – 37.0 m ² / unit Commercial - Nil
Building Height Maximum	3 storeys
Landscaped Area	25%
Parking Spaces	Subject to sections 3.1 & 3.2

(b) Council delegates its authority with respect to all other development standards to the Development Authority.

(3) Site Development

(a) The site plan, the architectural treatment of buildings, the provision of landscaped open space, and the parking layout are to comply with the intent and recommendations of the Riverside Meadows Area Redevelopment Plan.

- (b) All commercial development or mixed commercial-residential development shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). The elevations and roof lines must complement the adjoining residential area. These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other neighbouring buildings. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding roadways (excluding lanes).
- (c) In addition, all residential development shall generally follow the requirements of the R2 Residential (Medium Density) District with specific site plans approved by the Development Authority.
- (d) All commercial or mixed commercial-residential development shall generally be subject to the requirements of the C3 district with specific site plans approved by the Development Authority.

8.15 Direct Control District No. 15 DC(15) (See Map M16)**DC(15)****General Purpose**

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

(1) DC(15) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to section 3.5.
(ii)	Detached dwelling.
(iii)	Home occupations which, in the opinion of the Development Officer, will not generate additional traffic subject to section 4.7(8).
(iv)	Home music instructor/instruction (two students), subject to section 4.7(10).
(v)	Neighbourhood identification signs subject to section 3.4.
(vi)	Secondary suite subject to section 4.7(9).
(b) Discretionary Uses	
(i)	Accessory use.
(ii)	Amateur radio tower.
(iii)	Bed & breakfast, subject to section 4.7(11).
(iv)	Garden suite subject to section 4.7(13).
(v)	Home music instructor/instruction (six students), subject to section 4.7(10).

(2) Direct Control District No. 15 Regulations**(a) Table 8.6 DC(15) Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwelling unit frontage in m x 6.0 m
Site Coverage Maximum	40% includes garage and accessory buildings
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average lot grade
Front Yard Minimum	6.0 m
Side Yard Minimum	1.5 m, Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 m.

Regulations	Requirements
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	360.0 m ²
Lot Frontage Minimum	12.0 m

(b) Notwithstanding section 8.15(2) the Development Officer may deem that an existing building or lot within the following tolerances of the requirements complies with section 8.15(2), namely:

- (i) not less than 90.0% of the minimum front yard, side yard, rear yard, site area, or frontage,
- (ii) not less than 95.0% of the minimum floor area,
- (iii) not less than 98.0% of the minimum landscaping area.

(c) In calculating the minimum floor area for an odd and irregular shaped site:

- (i) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
- (ii) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

(3) Redevelopment of Existing Neighbourhood

Notwithstanding section 8.15(2), in order to maintain the character of the existing neighbourhood, the Development Authority shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards and/or architecture of existing development in the neighbourhood. In order to ensure that the front streetscape is not altered by either garages or driveways, front drive garages are not permitted and front drives are not permitted unless there is no other physical access to the lot for the purposes of a backyard garage.

8.16 Direct Control District No. 16 DC (16) (See Map L20)

DC(16)

General Purpose

This Direct Control District applies to the residential development proposed by the Handicapped Housing Society of Alberta, or its successors in title, on the north vacant portion of the New Life Fellowship Church property.

This District provides for infill development of specifically multiple family and multi-attached housing to be built on universal design principles and in accordance with special development regulations which reflect community input.

Universal design in housing is generally defined by the building industry as housing that allows for the housing for the lifespan of all people. It includes features such as entrances without steps, wider doorways, lever door handles instead of knobs, light switches located at a height that is more reachable by everyone, adjustable height closet rods, knee space under the kitchen sink, the cooktop and the bathroom countertop, lever type water controls, grab bars in the shower, adjustable height shower head, etceteras.

(1) DC(16) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to section 3.5.
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate additional traffic subject to section 4.7(8).
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Neighbourhood identification signs subject to section 3.4.
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & breakfast, subject to section 4.7(11).
(iii)	Home music instructor/instruction (six students), subject to section 4.7(10).
(iv)	Home occupations which will generate additional traffic subject to section 4.7(8).
(v)	Multi-attached building.
(vi)	Multiple family building.

(2) Direct Control District No. 16 Regulations

- (a)** The applicable regulations listed in section 4.7(1) and table 4.4 under the R2 Residential (Medium Density) District.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and

architecture of landscaped open space, and the parking layout, shall be subject to approval by the Commission.

(3) Special Regulations

- (a) All dwelling units and buildings shall be designed on the basis of “universal design principles” as generally defined by the building industry refer to section 8.16 general purpose.
- (b) At the completion of construction of Phase 1, i.e. the apartment building or the first stage thereof, some of the existing mature spruce trees along the north portion of the property and on the north property line shall be relocated to and maintained in permanent landscaping within the rear yard setback along Kentwood Drive. To the extent possible, any remaining mature spruce trees along the north portion of the property and on the north property line shall be maintained in this position until the construction of Phase 2, i.e. the townhouses, in this location.
- (c) No vehicular access (except emergency vehicles) shall be allowed from or onto Kentwood Drive to or from the proposed development, and appropriate arrangements shall be made with and to the satisfaction of the Emergency Services Department in this regard.
- (d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare.
- (e) The provision of parking spaces on the site shall be restricted to the applicable minimum requirement in terms of sections 3.1 and 3.2, and shall further be subject to the applicable requirements of the Alberta Building Code with regard to parking spaces for handicapped persons.
- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between The City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with sections 3.1 and 3.2 of this Land Use Bylaw.

(4) Redevelopment of Existing Neighbourhoods

Notwithstanding subsection 8.16(2)(a), in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

8.17 Direct Control District No. 17 DC(17) (See Map L16)**DC(17)****General Purpose**

This district will allow single family or semi-detached residential development and allow for the careful integration of certain low impact commercial service uses in residential style buildings in a manner that is compatible with the neighbourhood and the Riverside Meadows Area Redevelopment Plan.

(1) DC(17) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Detached dwelling.
(ii)	Home occupations subject to section 4.7(8).
(iii)	Private garage.
(iv)	Semi-attached dwelling units.
(b) Discretionary Uses	
(i)	Commercial service facility within a building which has a residential style appearance, excluding a funeral home, commercial school, automotive service or repair or associated uses, any gaming or gambling establishment or late night club, and any adult entertainment or related use.
(ii)	Office located within a building which has a residential style appearance.
(iii)	Retirement home, seniors care or seniors nursing facility within a residential style building which is considered by the Development Authority to meet the intent of the land use district.

(2) Site Development

All development shall generally follow the development standards and regulations of the R1A Residential (Semi-Detached Dwelling) District. All low impact commercial service development must complement the adjacent residential area. A residential component within each low impact commercial service development is encouraged, such as a residential suite above an office, but not required. Because the intent is to develop low impact, small scale commercial service uses, only one business shall be allowed per building. The site plan, the building orientation, the scale, the architectural treatment of buildings, and the provision of landscaped open space as well as the parking layout shall be subject to the approval of the Development Authority and are to comply with the intent and recommendations of the Riverside Meadows Area Redevelopment Plan.

(3) Development Standards

- (a) Maximum building height: two storeys
- (b) Parking: at the discretion of the Development Authority. Parking to be reviewed based on development design and safety considerations.
- (c) Council delegates its authority with respect to all other development standards to the Development Authority.

8.18 Direct Control District No. 18 DC(18) (See Map L16)**DC(18)****General Purpose**

This district will allow the development of an apartment building and townhouses in a manner that is compatible with the surrounding neighbourhood and the Riverside Meadows Area Redevelopment Plan. For the purpose of this Direct Control District Council is the Development Authority.

(1) DC(18) Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Apartment building to a maximum of 95 units.
(ii) Townhouse units to a maximum of 7 units.
(b) Discretionary Uses
(i) As approved by Council

(2) Development Standards

- (a) All development standards not specifically referred to in this district shall be approved by City Council and shall generally follow the requirements of the R2 Residential (Medium Density) District.
- (b) Site Development: The apartment building shall be handicapped accessible with an elevator.
- (c) Building Height: Apartment building will be four storeys with all dwellings units above grade; the townhouses are to comply to the R2 Residential (Medium Density) District.
- (d) Parking Standards: Parking Standards shall be as required in the R2 district, however, Council may defer construction of a portion of the parking if parking research proves that the parking is not required at this time. If part of the parking requirements are deferred, the area on which the parking is deferred (on the west side of the site) will be retained for public park use until such time as the land is required for use as parking.
- (e) Traffic: In order to ensure that any site development meets vehicular and pedestrian traffic needs, the developer shall submit a traffic study for review by The City of Red Deer.
- (f) Site area: Minimum site area is to be 1 hectare.

8.19 Direct Control District No. 19 DC(19) (See Map L15)

DC(19)

General Purpose

This district will allow all of the prescribed uses as listed in the C1A Commercial City (City Centre West) District and allow development of a non-medical detoxification centre and overnight shelter program. For the purpose of this Direct Control District, Council is the Development Authority.

(1) DC(19) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	All uses listed as permitted in the C1A Commercial (City Centre West) District.
(ii)	Maximum 40 bed combined non-medical detoxification centre and overnight shelter.
(b) Discretionary Uses	
(i)	All uses listed as discretionary in the C1A Commercial (City Centre West) District.

(2) Development Standards

- (a)** The existing building is deemed to meet all development standards with the exception of landscape area.
- (b)** Landscape area is to be 15% of site area which is to include perimeter landscaping around the north parking area.
- (c)** Existing metal fence to be removed within 30 days of occupancy.
- (d)** Any development standards listed in this district as well as those as set out in Parts 2, 3 and 5 of the Land Use Bylaw are delegated by Council to the development officer.

8.20 Direct Control District No. 20 DC(20) (See Map M12, M13)**DC(20)****General Purpose**

This District is created to permit redevelopment of the former Red Deer County building site Lots 1 & 2, Block 9, Plan 708 M.C. (4758 – 32 Street) with low density commercial uses. Redevelopment of this site would be with compatible commercial uses that provide a transition between the Gaetz Avenue C4 (Major Arterial) Commercial District west of the site and, the R2 and R3 residential developments east and north of the site.

(1) DC (20) Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Commercial recreation facility.
(ii)	Commercial service facility.
(iii)	Restaurant.
(iv)	Merchandise sales and/or rental, excluding:
(1)	all uses where the primary focus is adult oriented merchandise and/or entertainment,
(2)	liquor,
(3)	motor vehicles,
(4)	machinery and,
(5)	fuel.
(v)	Health and medical services.
(vii)	Signs subject to section 3.3 and 3.4:
(1)	awning and canopy signs,
(2)	under canopy signs,
(3)	fascia signs,
(4)	free standing signs,
(5)	painted wall signs, and
(6)	projecting signs.
(b) Discretionary Uses	
(i)	Accessory building or use.
(ii)	Service and repair of goods traded in this district.
(iii)	Dangerous good occupancy, where required, in association with a dry cleaning business.

(2) Direct Control District No. 20 Regulations

Regulations	Requirements
Floor Area Maximum	One third of site area
Building Height Maximum	2 storeys
Front Yard Minimum	9.0 m
Side Yard Minimum	3.0 m, unless the side yard abuts a residential parcel, in which case it shall be 7.0 m
Rear Yard Minimum	9.0 m
Landscaped Area Minimum	15% of site area to include retention of existing vegetation on the south portion of site
Parking	Subject to sections 3.1 & 3.2
Loading Spaces Minimum	1 space opposite each loading door with a minimum of 1 which may be used as a parking space
Site Area Minimum	0.5 ha
Frontage Minimum	40.0 m

(3) Site Development

- (a) In order to ensure that the new development on this site matches the character and scale of the existing surrounding neighbourhood, all uses and development standards prescribed for this district, site plan, site access, pedestrian environment, the provision of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission.
- (b) The relationship of the use to adjacent residential areas will be a factor in considering the site plan and architectural treatment of the building.

8.21 Direct Control Districts General Regulations

- (1) The general purpose of this District is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in other land use districts. This District is not intended to be used in substitution of any other land use district in this bylaw that could be used to achieve the same result.
- (2) All land use applications in the District shall be evaluated on their merits by Council.
- (3) Council will establish the appropriate development standards or may delegate this responsibility to the Municipal Planning Commission.

8.22 Exceptions Respecting Land Use

(1) Areas Specifically Designated for a Particular Use

- (a) In addition to the list of discretionary uses set out in the applicable land use district, those sites shall have the following additional discretionary uses and the Commission shall determine the floor area, yard requirements, building height, parking and loading requirements:
 - (i) 40 Avenue and Ross Street (south side only) motor vehicle service and repair (no sales), car wash and drive-in,
 - (ii) Lot 33, Block 1, Plan 772 2593 food establishment,
 - (iii) 41 Avenue and Ross Street (southeast corner only) motor vehicle service and repair (no sales), car wash and drive-in,

Notwithstanding the foregoing, no outside storage of vehicles may be permitted for longer than one week and sales of vehicles from the above sites is not permitted.

- (b) On those sites listed below, medical offices and related facilities and related commercial services are discretionary uses provided that such offices shall not be located on any floor of the building which contains a dwelling unit. Parking lots are also a discretionary use for Block 4, Plan 6564 E.T.:
 - (i) Block 4, Plan 6564 E.T. (5101 – 5129 39 Street & 5102-5130 38 Street)
 - (ii) Lot 1, Block J, Plan 3999 R.S. (3939-50A Avenue),
 - (iii) Lot 2, Block J, Plan 3999 R.S. (3947-50A Avenue),
 - (iv) 5102-5130 38 Street and 5101 – 5129 39 Street.

- (c) On Lot 58, Block 14, Plan 792-0555 (88 Howarth Street), the development of C2B uses, except lounges, bars and amusement arcades may be allowed as discretionary uses, provided that landscaped buffers of 10 m and 3 m be developed along Howarth Street and the lane respectively, and be subject to all other provisions of the C2B Districts.
- (d) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses:
 - (i) One basement dwelling in a detached dwelling in addition to the uses listed in the R1 Use Table on:
 - (1) Lot 3C, Block E, Plan 792-3164 (5853-71 Street).
 - (ii) Alberta Amateur Hockey Association Training Program and distribution of materials on:
 - (1) Bays #1 - 4, Lot 4, Block 4, Plan 792-3149 (#1, 7875 - 48 Avenue).
 - (iii) Use by Youth and Volunteer Centre on:
 - (1) W 1/2 of Lot 39, Lot 40, Block B, Plan K8 (4633-49 Street),
 - (2) Lots 41-42, Block B, Plan K8 (4637-49 Street).
 - (iv) Basement dwelling suite on:
 - (1) Lot 1, Block 4, Plan 4194 M.C. (414 Terrace Park).
 - (v) Office by Canadian Paraplegic Association on:
 - (1) Lots 3-4, Block 5, Plan 762-0870 (#4, 7803 - 50th Avenue).
 - (vi) Tea house, lodging and boarding house, and gift store in association with a bed and breakfast operation on:
 - (1) Lots 38-40, Block A, Plan K8 (4631-50 Street).
 - (vii) Dry waste disposal site on:
 - (1) The portion of the N.E. 1/4 of Section 33-38-27-4 which lies west of Railway Plan No. 1813 M.C. and the portion of Lot R5, Block 4, Plan 772-0064 which lies in the S.E. 1/4 of Section 33-38-27-4.

(viii) Maximum 20 bed community residential centre (halfway house) by the John Howard Society on:

(1) Lots 10-14 and west 10 feet of Lot 15, Block 17, Plan H (4920 – 50th Street).

(e) On those sites, or portions thereof herein listed, the following uses may be allowed as discretionary uses:

(i) Apartments on:

(1) Condominium Plan 822 2661 (Lot 19, Block G, Plan 802 3230) (5144 – 45 Avenue) and Condominium Plan 942 0656 (Lot 18, Block 6, Plan 802 3230) (4515 – 53 Street), and

(2) Lots 18 and 19, Block G, Plan 3184 I (5301-46 Avenue), and

(3) Lot 11A, Block G, Plan 1500 R.S. (4511-55 Street).

(ii) Upholstery business on:

(1) Lots 21 and 22, Block 25, Plan 7604 S (5824 and 5826-51 Avenue).

(iii) Semi-detached dwelling on:

(1) Lots 22 and 23, Block 2, Plan 982 0058 (6007 and 6009 - 63 A Street) subject to the front elevation of each unit (half) being significantly different from each other thereby resembling a single family dwelling.

(iv) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing building as well as a new 446 m² building and a 716 m² addition to the welding shop:

(1) Lot 1, Block 7, Plan 952 0967 (2827 30 Avenue).

(f) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses in the existing structure only:

(i) Prosthetic services on:

(1) Lot 1A, Block 2, Plan 862-1950 (4926-55 Street).

(ii) Photographic studio on:

- (1) Lot 7, Block E, Plan K9 (4419 - 55 Street).
- (iii) Hair salon on:
- (1) Lot 9, Block 43, Plan 157 HW (4407-48 Avenue).
- (iv) Detached dwelling with 2 basement units on:
- (1) Lot 21, Block F, Plan K9 (5311 - 44 Avenue).
- (v) Contractor's business on:
- (1) Lot 10C, Block 5, Plan 792-1541 (#3, 7887 - 50 Avenue).
- (vi) One basement dwelling suite on:
- (1) Lot 13, Block 36, Plan 5187 KS (5702 West Park Crescent).
- (vii) A maximum 4,700 m² call centre operation in the south-east portion of the Bower Place Shopping Centre (former Zellers store) on:
- (1) Block 6B, Plan 942 2669 (4900 Molly Banister Drive).
- (g) On those sites, or portions thereof herein listed, the following uses may be allowed as discretionary uses in the existing structure only:
- (i) office for a utility locating service on:
- (1) Lot 4, Block 42, Plan K5 (4507 - 48 Avenue).
- (h) On the following lots below or portions thereof designated R1, development of semi-detached dwellings may be allowed as a discretionary use subject to the guidelines and objectives as stated in Riverside Meadows Area Redevelopment Plan Bylaw No. 3261/2000:

Lot	Block	Plan	Street Address
1	4	4963 TR	6010 – 58A Street
2	4	4963 TR	6014 - 58 A Street
3	4	4963 TR	6018 - 58A Street
4	4	4963 TR	6022 -58A Street
5	4	4963 TR	6026 - 58A Street
6	4	4963 TR	6030 - 58A Street
7	4	4963 TR	6034 - 58A Street
8	4	4963 TR	6038 - 58A Street

Lot	Block	Plan	Street Address
9	4	4963 TR	6042 - 58A Street
7-9	1	506 AH	5702 – 60 Avenue
18	D	1846 TR	5841 – 60 Avenue
19	D	1846 TR	5837 – 60 Avenue
20	D	1846 TR	5833 – 60 Avenue
22	D	952 0065	5829 60 Avenue
1A	2	1030 NY	5713 – 60 Avenue
1A & 1B	2	748 TR	6001 & 6003 – 59 Street
2A & 2B	2	748 TR	6005 & 6007 – 59 Street
3A	2	748 TR	6011 – 59 Street
4A & 4B	2	748 TR	6017 & 6019 – 59 Street
5A & 5B	2	748 TR	6021 & 6023 – 59 Street
6A & 6B	2	748 TR	6025 & 6027 – 59 Street
7A & 7B	2	748 TR	6029 & 6031 – 59 Street
8A & 8B	2	748 TR	6033 & 6035 – 59 Street
15	1	952 0065	5716 – 60 Avenue
16 & 17	1	952 0065	5802 & 5804 – 60 Avenue
18 & 19	1	952 0065	5806 & 5808 – 60 Avenue
20 & 21	1	952 0065	5810 & 5812 – 60 Avenue
22 & 23	1	952 0065	5814 & 516 – 60 Avenue
24 & 25	1	952 0065	5818 & 5820 – 60 Avenue
3 & 4	1	506 AH	5712 – 60 Avenue
5 & 6	1	506 AH	5708 – 60 Avenue
4 & 5	2	506 AH	5709 – 60 Avenue
6 & 7	2	506 AH	5705 – 60 Avenue
8 & 9	2	506 AH	5701 – 60 Avenue
6	10	5325 MC	5622 – 60 Avenue
7	10	5325 MC	5626 – 60 Avenue
8	10	5325 MC	5630 – 60 Avenue
9	10	5325 MC	5634 – 60 Avenue
4	10	6795 MC	5614 – 60 Avenue
5	10	6795 MC	5618 – 60 Avenue
5A	10	6795 MC	5620 – 60 Avenue
1	10	5325 MC	5602 – 60 Avenue
2	10	5325 MC	5606 – 60 Avenue
3	10	5325 MC	5610 – 60 Avenue
23 & 24	D	952 0065	5823 & 5821– 60 Avenue
25 & 26	D	952 0065	5819 & 5817 – 60 Avenue
27 & 28	D	952 0065	5815 & 5813 – 60 Avenue
29 & 30	D	952 0065	5811 & 5809 – 60 Avenue
1 & 2	2	934 AJ	5831 – 58 A Street
21 & 22	2	872 1703	5827 – 58 A Street & 5826 – 58A Street
6 - 8	2	934 AJ	5821 – 58 A Street

Lot	Block	Plan	Street Address
9 & 10	2	934 AJ	5817 – 58 A Street
11-13	2	934 AJ	5811 – 58 A Street
18	2	762 1867	5806 – 58 Avenue
19A & 19B	2	762 1867	5804 & 5802 – 58 Avenue
8A & 8B	8	456 NY	5526 & 5528 – 60 Avenue
5A & 5B	8	6241 MC	5514 & 5516 – 60 Avenue
6A & 6B	8	6241 MC	5518 & 5520 – 60 Avenue
7A & 7B	8	6241 MC	5522 & 5524 – 60 Avenue
4A & 4B	8	222 NY	5510 & 5512 – 60 Avenue
2A & 2B	8	6241 MC	5502 & 5504 – 60 Avenue
3A & 3B	8	6241 MC	5506 & 5508 – 60 Avenue

- (i) In addition to the foregoing subsection (h), all legally existing uses, within the Riverside Meadows Area Redevelopment Plan (Bylaw 3162/2000) which are in existence at the time of passage of Land Use Bylaw Amendment 3156/NN-2000, (January 15, 2001) are deemed henceforth to be discretionary uses under the bylaw provided that they are carried out in a building which was in existence as of January 15, 2001.
- (j) Notwithstanding the land use district in which it is situated, where a residential building within the Riverside Meadows Area Redevelopment Plan, in existence at the time of passing of this bylaw (January 15, 2001), is partially or fully destroyed by accidental means, it may be replaced subject to the design and elevations being acceptable to the Development Authority.
- (k) A low impact commercial use which complies with the provisions of section 5.7(8) may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.
- (l) Notwithstanding anything in this bylaw, on the sites listed below, a semi-detached dwelling unit shall be added to the list of permitted uses set out in the applicable land use district, but such semi-detached dwelling units must comply with the regulations applicable to the R1A district.
 - (i) Lot 47 (4635 – 48 Street) and Lot 48 (4631 – 48 Street) Block C Plan 992 6203.
 - (ii) Lot 22 and Lot 23 Block C Plan K8 (4602B and 4602A – 47 Street).
 - (iii) Lot 33 and Lot 34 Block D Plan K10 (4621A and 4621B – 47 Street).
 - (iv) Lot 19A Block F Plan 3591 P (4612 – 44 Street).
 - (v) Lots 11A and 12A, Block F, Plan 022 0547 (4623A and 4623B –

- 45 Street).
 - (vi) Lot 19A (4309 – 46 Avenue) and Lot 20A (4310 – 45A Avenue) Block A Plan 2354 AE.
 - (vii) Lot 1 (4505 – 46 Avenue) and Lot 2 (4503 – 46 Avenue) Block K Plan 4900 R.
 - (viii) The most southerly sixty two and one half (62 ½) feet of Lots 1, 2, 3 and 4 and all of Lot 5, Block J Plan 4900 R (4601 – 46 Avenue).
 - (ix) Lots 45 and 46 Block J Plan 922 1244 (4519A and 4519B – 47 Street).
 - (x) Lot 1A, Block I, Plan 4900 R (4536 – 47 Street).
 - (xi) Lots 4 and 5, Block I, Plan 4900 R (4532A and 4532B – 47 Street).
 - (xii) Lots 10 and 11, Block I, Plan 4900 R (4520 – 47 Street).
 - (xiii) Lots 49 and 50, Block B, Plan 042 1756 (4644 – 48 Street and 4801 – 47 Avenue).
 - (xiv) Proposed Lots 5A and 6A Block F Plan 042 6407 (4642 – 44 Street).
- (m) Notwithstanding anything in this bylaw, on the sites listed below, the uses shown below shall be added to the list of permitted uses set out in the applicable land use district, but the developments must comply with the regulations applicable to the R2 district and to the density and height restrictions specified below.
- (i) Lot 19A Block C Plan 2648 TR – a four unit multi-attached building (4606 – 47 Street).
 - (ii) Lots 6 and 7 Block I Plan 4900 R – a four unit multi-attached building (4526 – 47 Street).
 - (iii) The south 100' (one hundred feet) of Lots 1 to 4 Block F Plan 3591 P – a six unit multi-attached building with a maximum height of two storeys (4405 – 47 Avenue).
 - (iv) Lot Z, Block E, Plan 3591 P (4624 – 45 Street) – a seventeen-unit apartment building at a maximum density of D95 and maximum height of three storeys.
 - (v) Lot 23, Block F, Plan 792 3231 (4616 – 44 Street) – an eight-unit apartment building at a maximum density of D87 and maximum height of two storeys.
- (n) On those sites or portions thereof listed, the following uses may be allowed as permitted uses:
- (i) Notwithstanding section 6.3(1) of this land use bylaw, one new two storey building for the uses of paint supply, mixing paint, sale and distribution of automotive related finishes and parts may be built on Block N, Plan 3051HW (5825 Kerry Wood Drive) and may be expanded to include Lot 1, Block N, Plan 1861KS, if Lot 1, Block N, Plan 1861KS is consolidated by Plan of Survey with Block N, Plan 3051HW. This permitted use is subject to review of the building design by the Riverside Meadows Community Association and Municipal Planning Commission. The building is

to be designed with a commercial appearance; outside storage will be allowed provided it is adequately screened. All other standards are contained in sections 6.3(2) and 6.3(3). This land use exception will expire on July 15, 2010.

- (o) On those sites or portions thereof listed, the following uses may be allowed as permitted uses:
- (i) Notwithstanding section 6.3(1) of this land use bylaw, warehouse and storage in a building in existence as of July 15, 2003 may be allowed as a permitted use on Lot 22 and 29, Block 17, Plan 7604S (5904-54 Avenue).
 - (p) Notwithstanding section 6.3(1), structural alterations, exterior renovations, expansions or additions are permitted uses for existing buildings located on the sites listed in section 6.3(1)(a)(xi), provided that they comply with the general purpose of the IIA/BSR district set out in section 6.3 and subject to Municipal Planning Commission approval of the site development.
 - (q) Signs, as listed within the C3 Commercial (Neighbourhood Convenience) District and which comply with the provisions of section 3.3 of this bylaw, may be allowed as a discretionary use on Lot 1, Block 23, Plan 892 1574.

(2) Areas Specifically Exempted from a Particular Use

- (a) No new or used car lot or trailer sales establishment shall be permitted on any site situated on any of the following areas.

<u>Abutting</u>	<u>Between</u>	<u>And</u>
Ross Street	48 Avenue	51 Avenue
Gaetz Avenue	47 Street	53 Street
49 Avenue	Lane south of: 49 Street	Lane north of: 51 Street

- (b) On those sites in the Heritage Business Park, or portions thereof herein listed, the following uses will not be allowed:

- (i) a gaming or drinking establishment:

- (1) Lot 3, Block 13, Plan 832-2275 (6290-67A Street)
- (2) Lot 6, Block 13, Plan 912-1753 (6284-67A Street)
- (3) Lot 8, Block 13, Plan 952-4412 (6264-67A Street)
- (4) Lot 7, Block 13, Plan 952-4124 (6104-67A Street)

Part Nine: Land Use Bylaw Enforcement

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9.1 Enforcement

- (1) The provisions of this bylaw may be enforced by way of stop order, injunction or such other relief as may be available under the *Municipal Government Act*.
- (2) A Designated Officer may inspect premises in accordance with the provisions of the *Municipal Government Act* where there are reasonable grounds to believe that the premises are being used in contravention of this bylaw. Without limiting the generality of the foregoing, such reasonable grounds would include:
 - (a) complaints from the public that premises are being used contrary to the bylaw,
 - (b) the observations of a designated officer that there is excessive traffic, parking problems, accumulated debris in a yard or other apparent breach of this bylaw.
- (3) For the purpose of inspecting premises pursuant to this bylaw and the *Municipal Government Act*, the following shall be Designated Officers:
 - (a) a Bylaw Officer,
 - (b) a Safety Codes Officer,
 - (c) the Development Officer or anyone designated by the Development Officer,
 - (d) Compliance Officer

9.2 Offences and Penalties

- (1) No person shall:
 - (a) fail to comply with a development permit or subdivision approval or conditions forming part thereof;
 - (b) fail to comply with an order under section 545, 546, 551, 645;
 - (c) fail to comply with a decision of the subdivision and development appeal board;
 - (d) obstruct or hinder any person in the exercise or performance of the person's powers under this bylaw; or
 - (e) make use of land in a manner contrary to the provisions of this Bylaw.

- (2) A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary conviction to the specified penalty set out in Schedule "C", or in the case of an offence for which there is no specified penalty, to a fine of not less than \$250.00 and not more the \$10, 000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.
- (3) Where a Bylaw Officer reasonably believes that a person has contravened any provision of this Bylaw, the Bylaw Officer may, in addition to any other remedy at law, serve upon the person a violation ticket, in the form provided under the Provincial Offences Procedures Act, allowing payment of the specified penalty for the particular offence as provided in Schedule "C" of this Bylaw, and the recording of such payment by the Provincial Court of Alberta shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty.
- (4) Where a person is convicted of a second, third or subsequent offence under a particular section of this Bylaw, and where that offence has occurred within 12 months after the date of the occurrence of the first offence under that section of this Bylaw, the specified penalties applicable upon conviction for such second, third or subsequent offence shall be the amount set out in columns two and three, respectively, of Schedule "C".
- (5) This section shall not prevent any Bylaw Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from laying an information in lieu of issuing a violation ticket.
- (6) A Bylaw Officer who believes on reasonable grounds that a sign is not authorized pursuant to the Bylaw may remove and impound the sign:
 - (a) in the case of a sign for which a permit is issued, after 7 days notice to the sign permit holder, delivered to the address shown on the sign permit; or
 - (b) in the case of a sign for which no permit has been issued, without prior notice to any person.
- (7) Notwithstanding subsection (6), a Bylaw Officer may not remove a sign which is located in or upon or which is affixed to a building without either the consent of the owner of the building, the consent of the owner of the sign or a court order.
- (8) Following the impounding and removal of a sign, the Development Officer for the City shall cause a notice to be sent to the owner of the sign (if known) or to the owner of the premises from which the sign is removed, advising of the removal. The owner of the sign may secure its release from impound upon payment in full of all applicable impounding and storage charges at the rates specified in Schedule "C" of this Bylaw.

- (9) An impounded sign which has not been redeemed within 60 days of the date of service of notice as specified in subsection (8), may be disposed of by the City without further notice to any person and without any liability to compensate the owner of the sign.

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Schedule "A"

Land Use Bylaw District Maps

Schedule "B"

Small Quantity Exemptions for Dangerous Goods

The existence of the following quantities of dangerous goods on a site will not be considered to constitute dangerous goods occupancy. Any quantities in excess of this amount will constitute a dangerous goods occupancy and must be approved the Emergency Services Department of the City.

Designated Hazardous Materials Sites Table

Occupancies where dangerous goods are stored or handled in quantities in or exceeding the amounts listed below are Designated Hazardous Materials Sites

1.1	Mass Explosion Hazard ¹	Any	
1.2	Severe Fragment Projection ¹	Any	
1.3	Predominant Fire Hazard ¹	Any	
1.4	No Significant blast Hazard ¹	50	Kg
1.5	Insensitive Substance (Mass Hazard) ¹	250	Kg
1.6	Extremely Insensitive Substances ¹	250	Kg
2.1	Flammable Gases ²	100	L or Kg
6.1	Compressed Gases ²	1000	L
6.2	Toxic Gases	Any	
6.1	Flammable Liquids	250	L
6.2	Combustible Liquids (incl. Waste Oil)	1000	L
4.1	Flammable Solids	25	Kg
4.2	Spontaneous Combustible Material	25	L or Kg
4.3	Dangerous When Wet Material	25	L or Kg
5.1	Oxidizing Substances	50	L or Kg
5.2	Organic Peroxides	1	L or Kg
6.1	Toxic Materials	5	L or Kg
6.2	Infectious Substances	Any	
7	Radioactive Materials ³	Any	
8	Corrosives	250	L/Kg
9	Miscellaneous Dangerous Goods	250	L/Kg

¹ Any amount that requires license from Explosive Branch (Natural Resources Canada)

² Amounts listed are the equivalent liquid measure of the container

³ Any amount that requires license from Atomic Energy Regulators

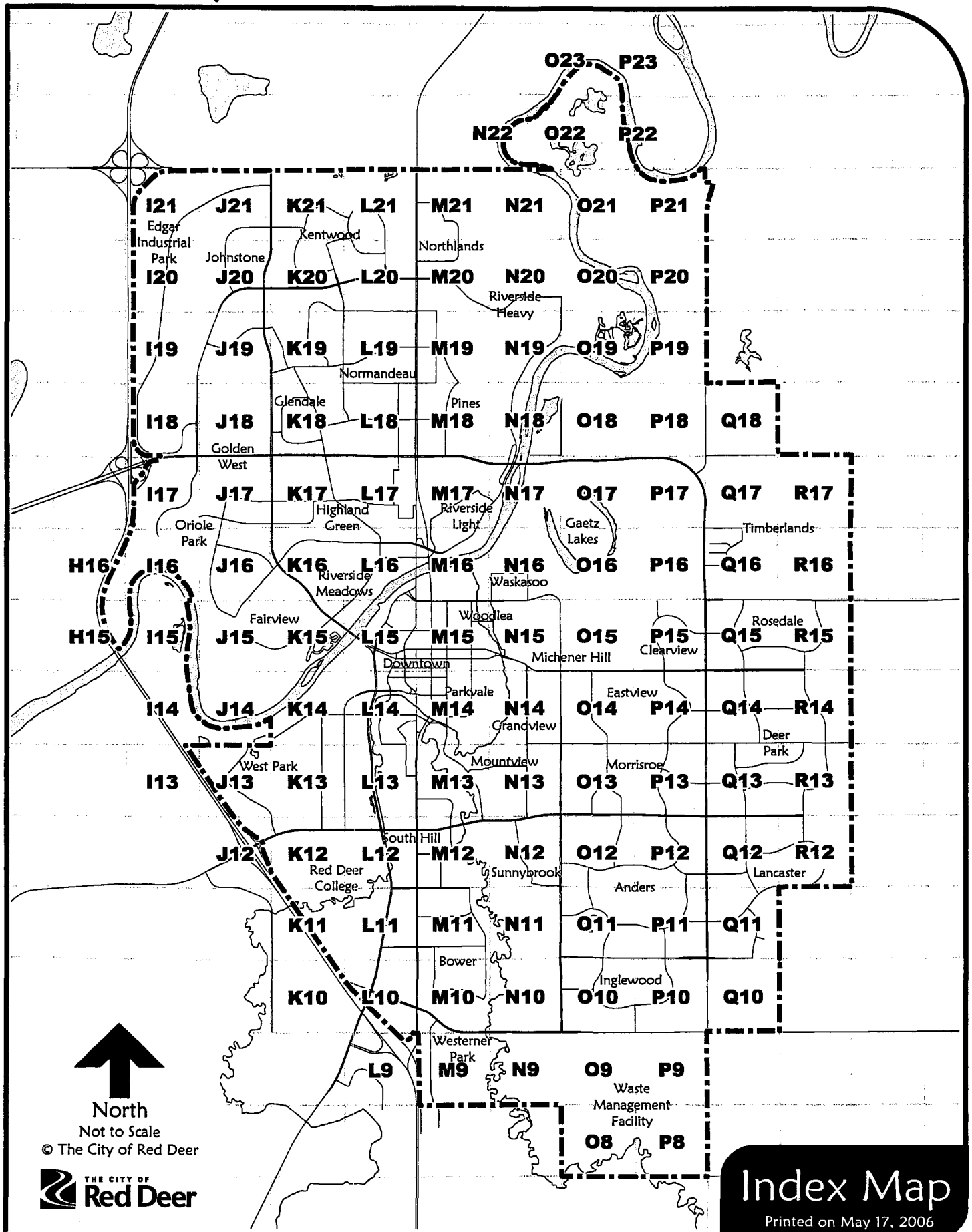
Schedule "C"
Specified Penalties for Offences under the Land Use Bylaw

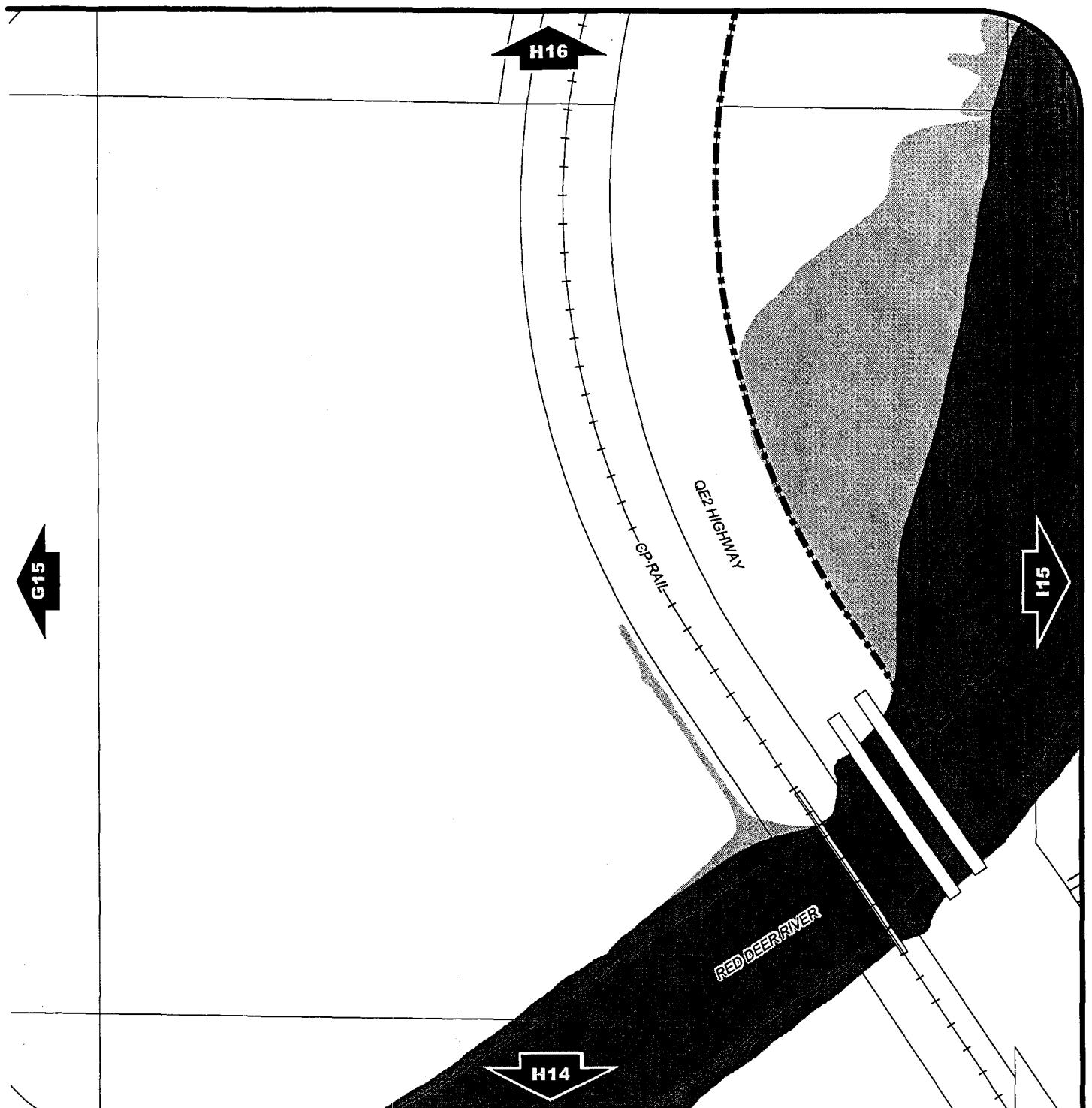
<u>Description of Offence</u>	<u>First Offence</u>	<u>Second Offence</u>	<u>Third or Subsequent Offence</u>
Section 3.3 (3)(a) - Displaying a Sign without a required permit	\$500.00	\$1,000.00	\$5,000.00
Section 3.3 and 3.4 - Displaying a Sign in contravention of this Bylaw	\$500.00	\$1,000.00	\$5,000.00
Displaying a Sign in contravention of the conditions of a development permit	\$500.00	\$1,000.00	\$5,000.00
Section 2.2 (1) Commence Development Without Permit	\$500.00	\$1,000.00	\$5,000.00
Section 3.11 (1) or (2) Breach restrictions on corner sites	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (a) Commercial vehicle in residential district	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (b) Commercial vehicle/trailers in a front yard or store dilapidated vehicle	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (d) Permit living or sleeping in trailer	\$150.00	\$250.00	\$500.00
Section 4.7 (14) (1) (a) or (b) Construct temporary building without permit or contrary to Bylaw	\$200.00	\$400.00	\$600.00
Section 3.5 (1) or 4.7 (3) (a) Accessory building contrary to Bylaw	\$150.00	\$250.00	\$500.00

Impounding and Storage Charges

<u>Item</u>	<u>Authorized Charge</u>
Impounding of signs	\$100.00 per sign
Storage of signs: less than or equal to 1.5 m ²	\$3.00 per sign per day
Storage of signs: greater than 1.5 m ²	\$5.00 per sign per day

Land Use Bylaw 3357/2006





Land Use Bylaw 3357/2006



North

Scale 1:5,000

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

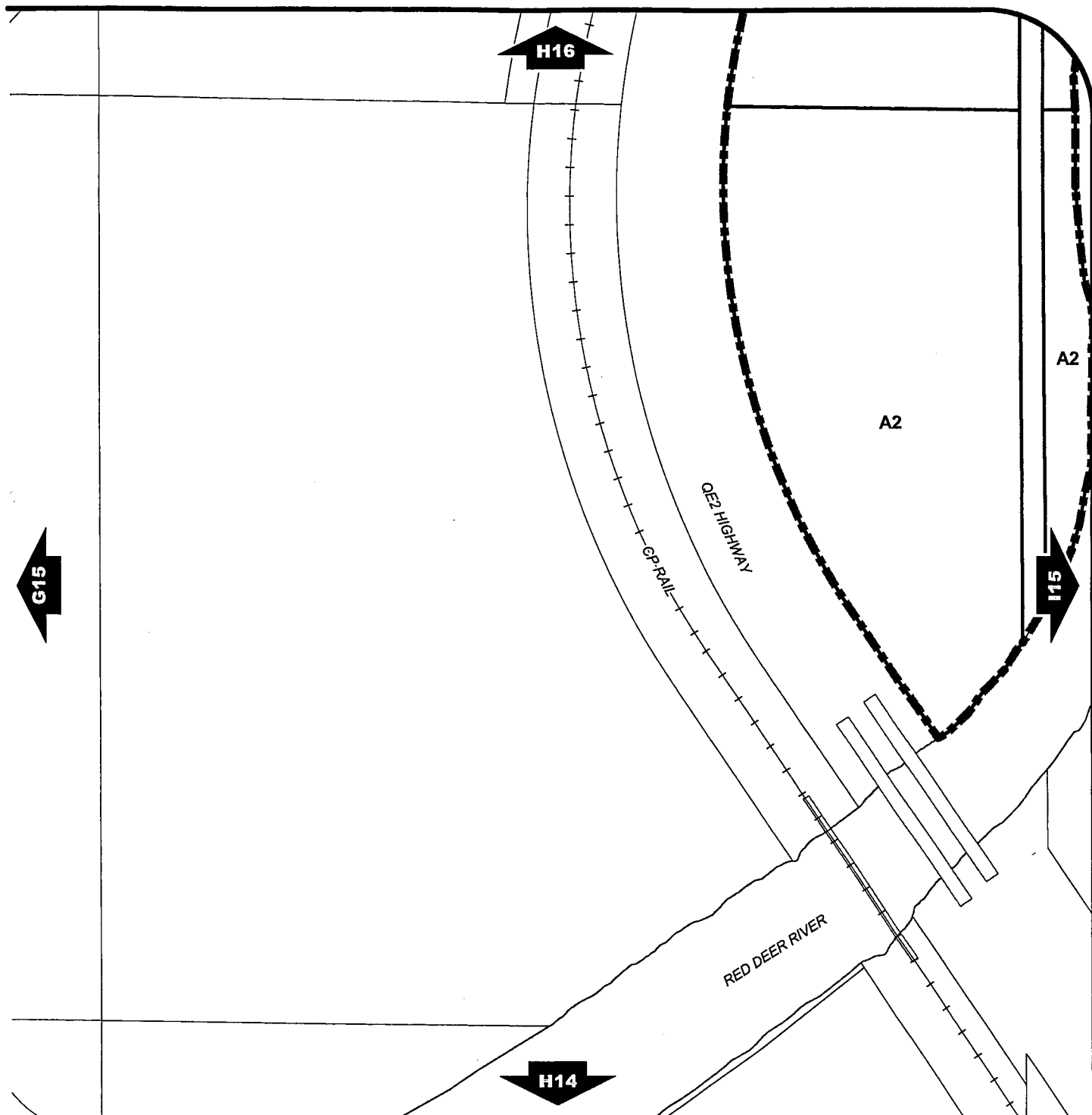
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

Printed on Jun 08, 2006

Land Use Constraints

H15

NE¼ Sec13 38-28-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

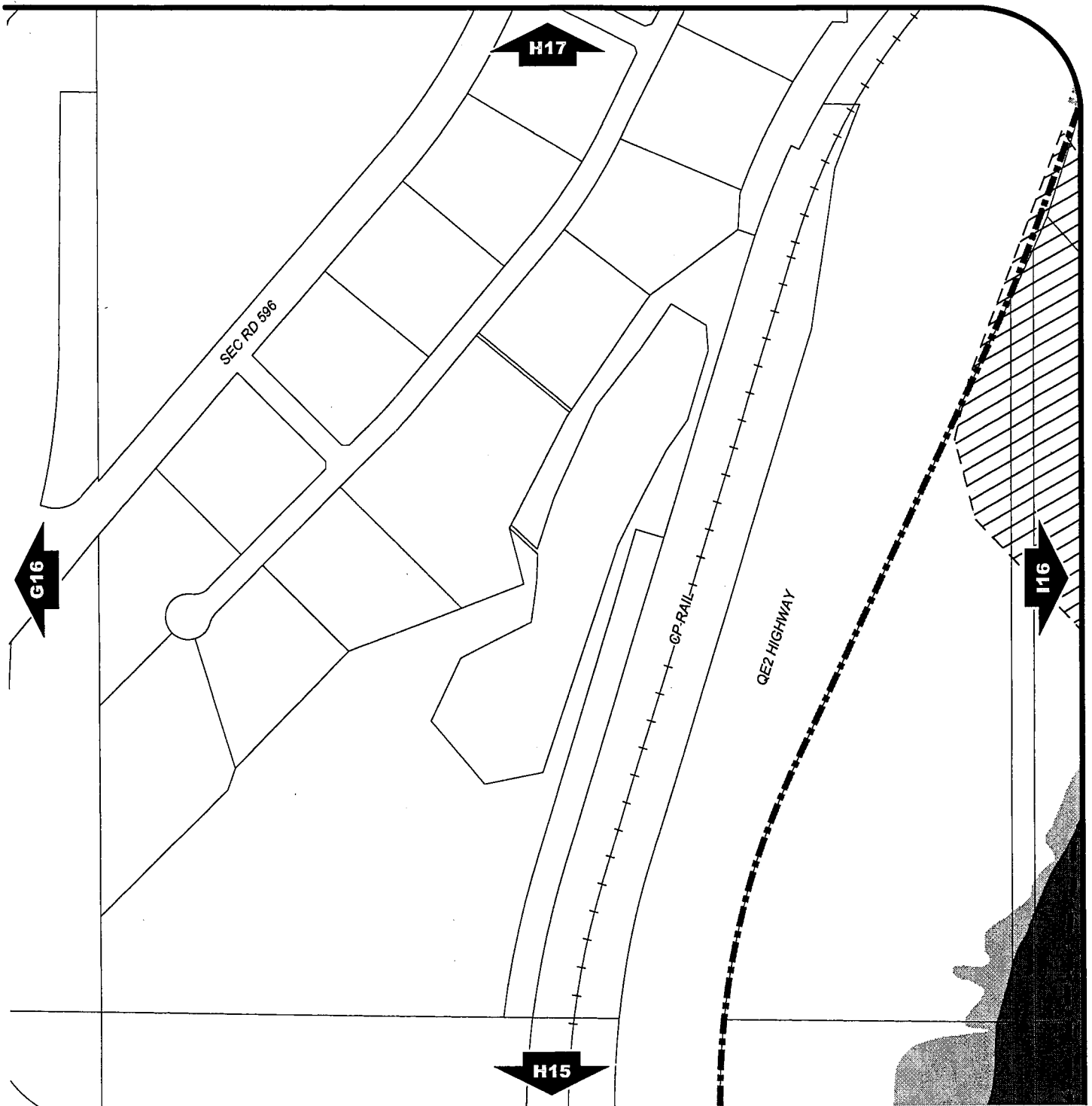
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Land Use Districts

H15

NE1/4 Sec13 38-28-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

Scale 1:5,000

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

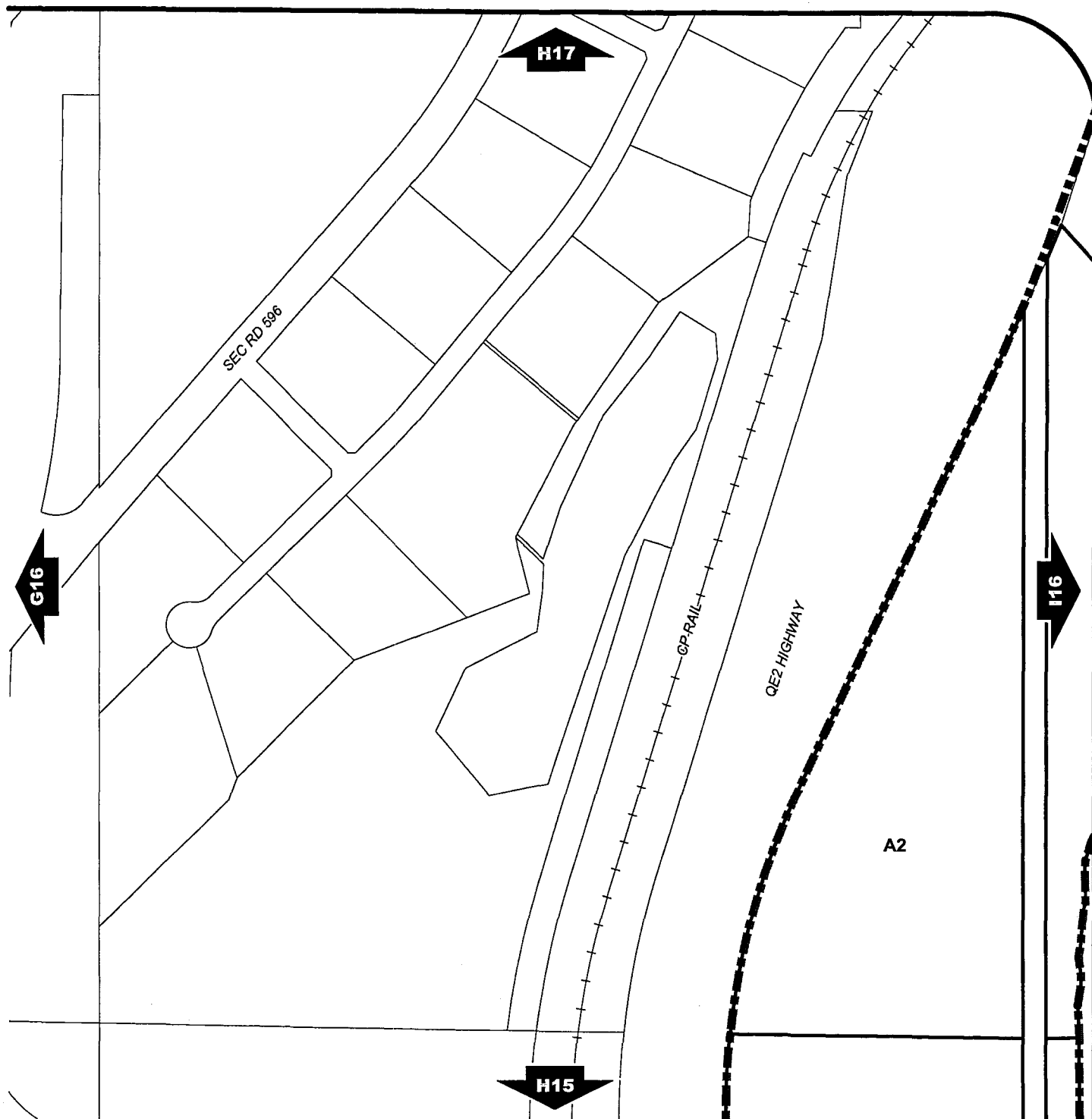
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

H16

SE¼ Sec24 38-28-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>et/</i>	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

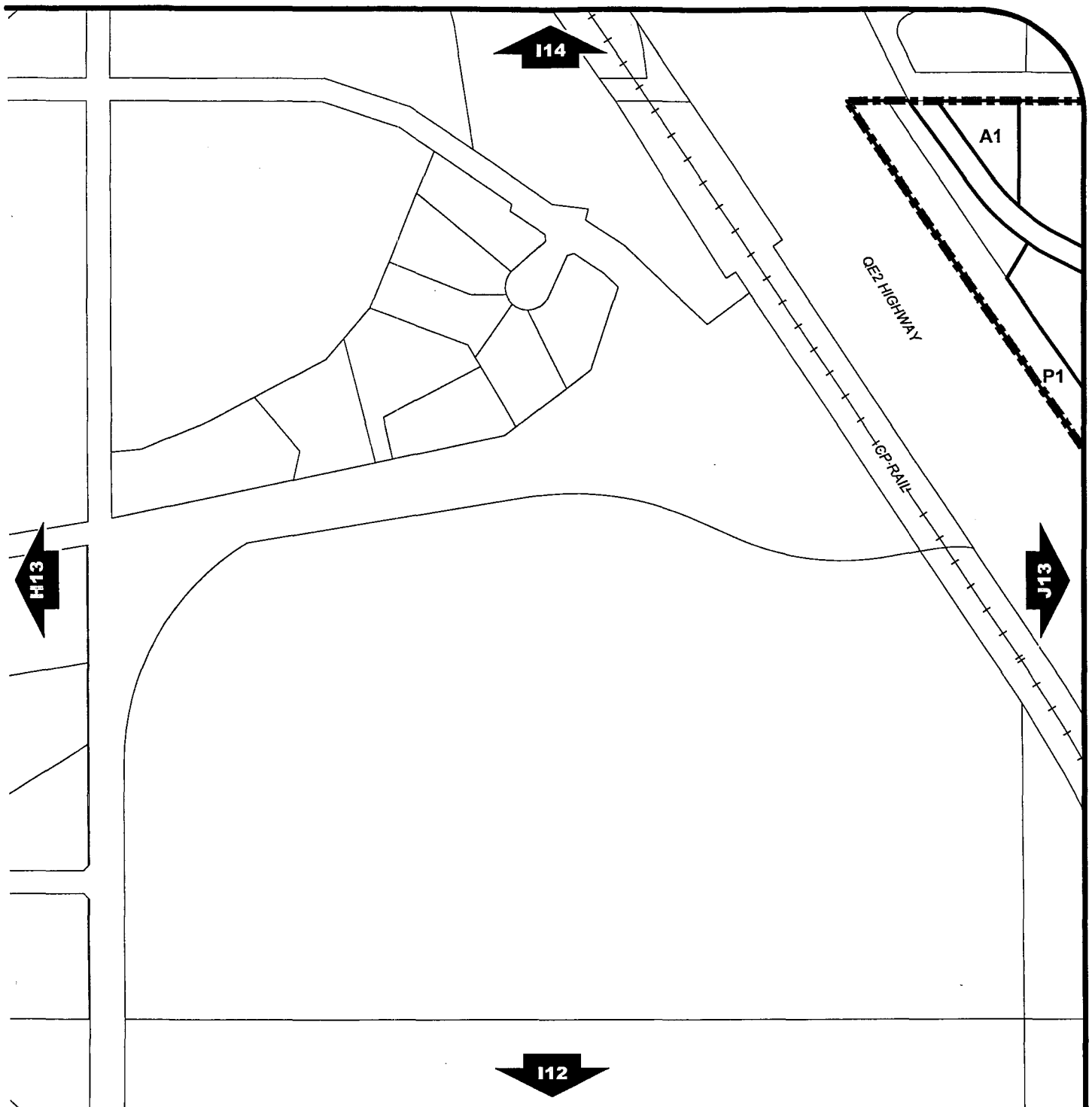
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Land Use Districts

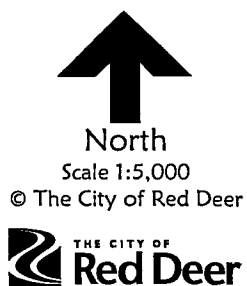
H16

SE¼ Sec24 38-28-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP32	Historical Site Number
e(4)	Exception Number		City Boundary
...	Exempted from District	m	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

I13

NW¼ Sec7 38-27-W4



Land Use Bylaw 3357/2006



















North

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-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Site (approximate)
-  Landfill Setback
-  Major Entry Area
-  Parkvale District
-  Gaetz - Ross Heritage Area
-  Business Revitalization Zone

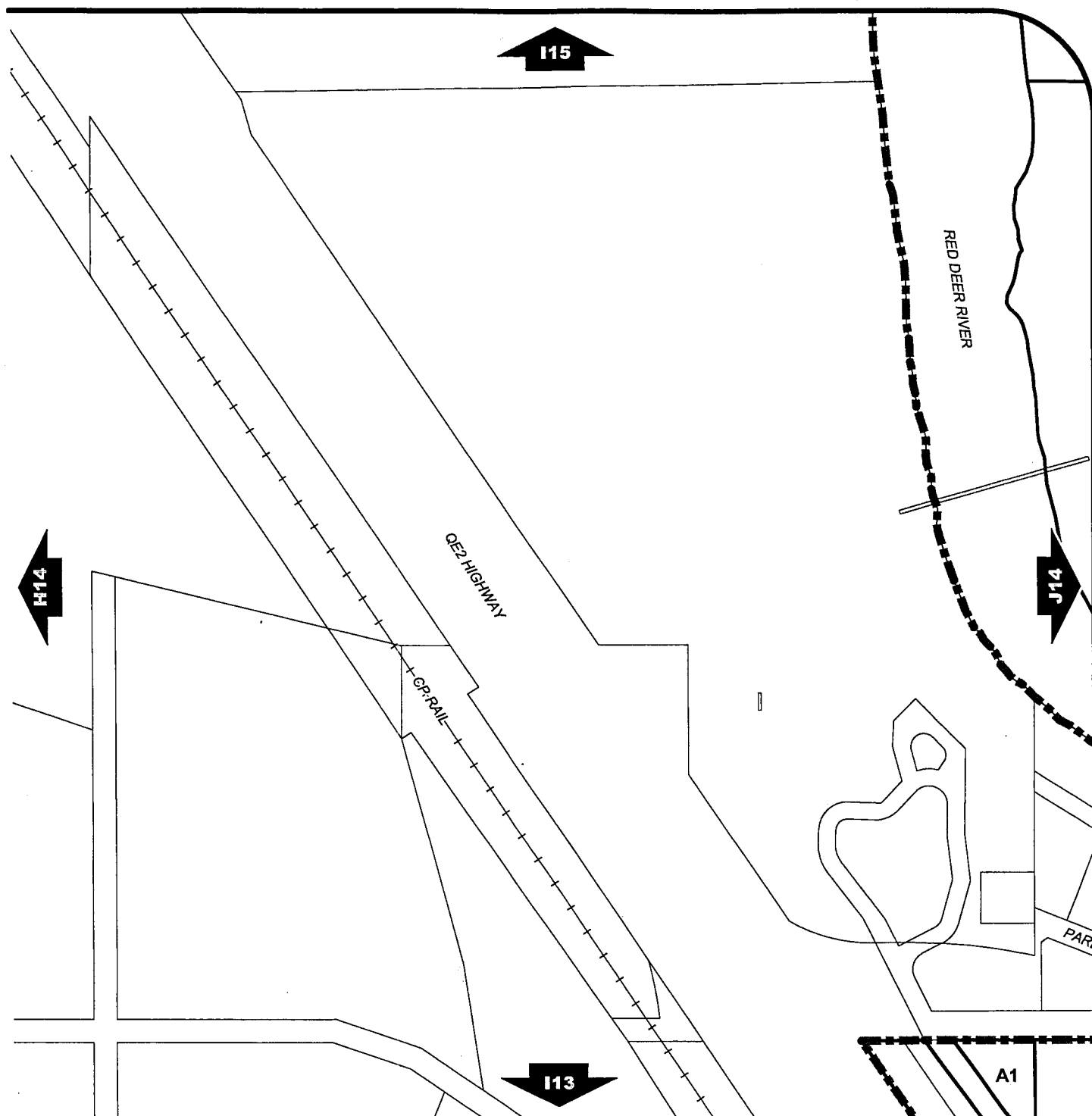
-  Historical Preservation Sites
-  Historically Significant Sites
-  Historical Site Number
-  City Boundary
-  Civic Address
-  Railway
-  Proposed Lots

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Land Use Constraints

I14

SW¼ Sec18 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
2a	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

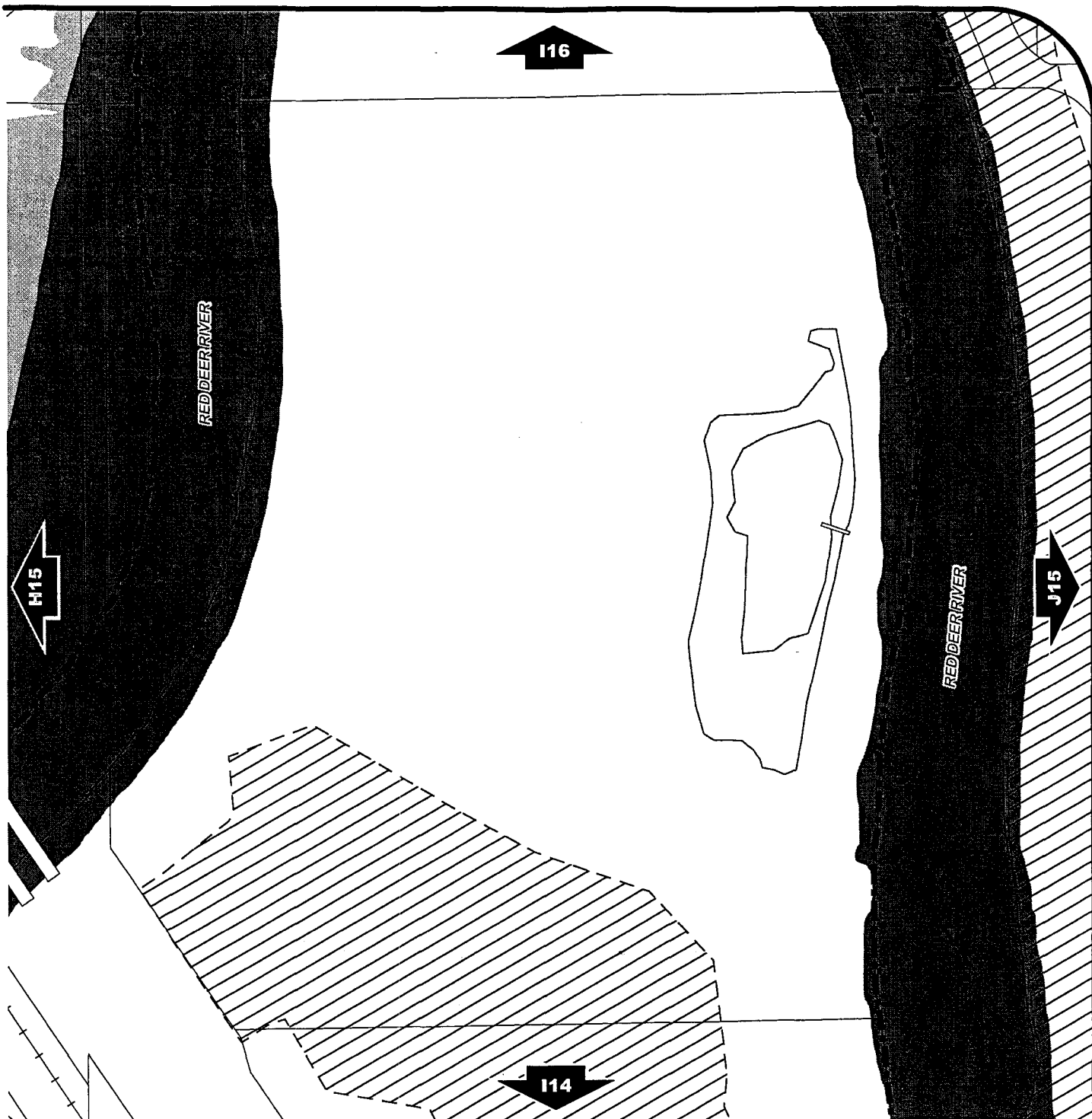
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Land Use Districts

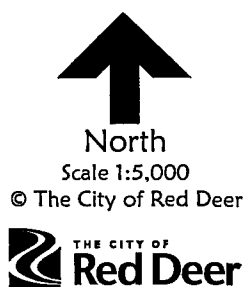
I14

SW¼ Sec18 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

I15

NW1/4 Sec18 38-27-W4



















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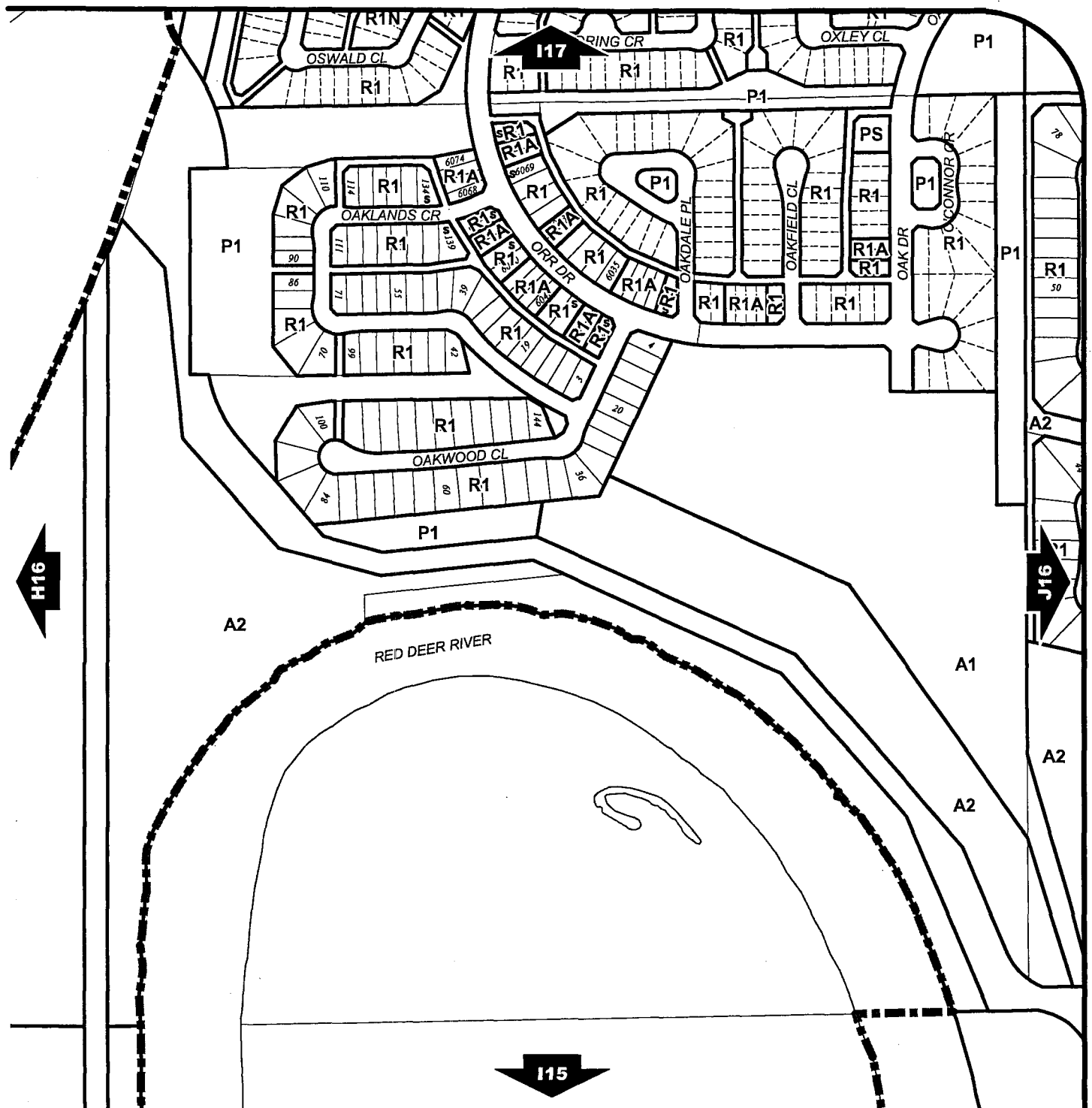
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|---|--------------------------------------|---|--------------------------------|
|  | Escarpment Area |  | Historical Preservation Sites |
|  | Flood Fringe |  | Historically Significant Sites |
|  | Floodway |  | Historical Site Number |
|  | Landfill Site (<i>approximate</i>) |  | City Boundary |
|  | Landfill Setback |  | Civic Address |
|  | Major Entry Area |  | Railway |
|  | Parkvale District |  | Proposed Lots |
|  | Gaetz - Ross Heritage Area | | |
|  | Business Revitalization Zone | | |

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Land Use Constraints

116

SW¼ Sec19 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

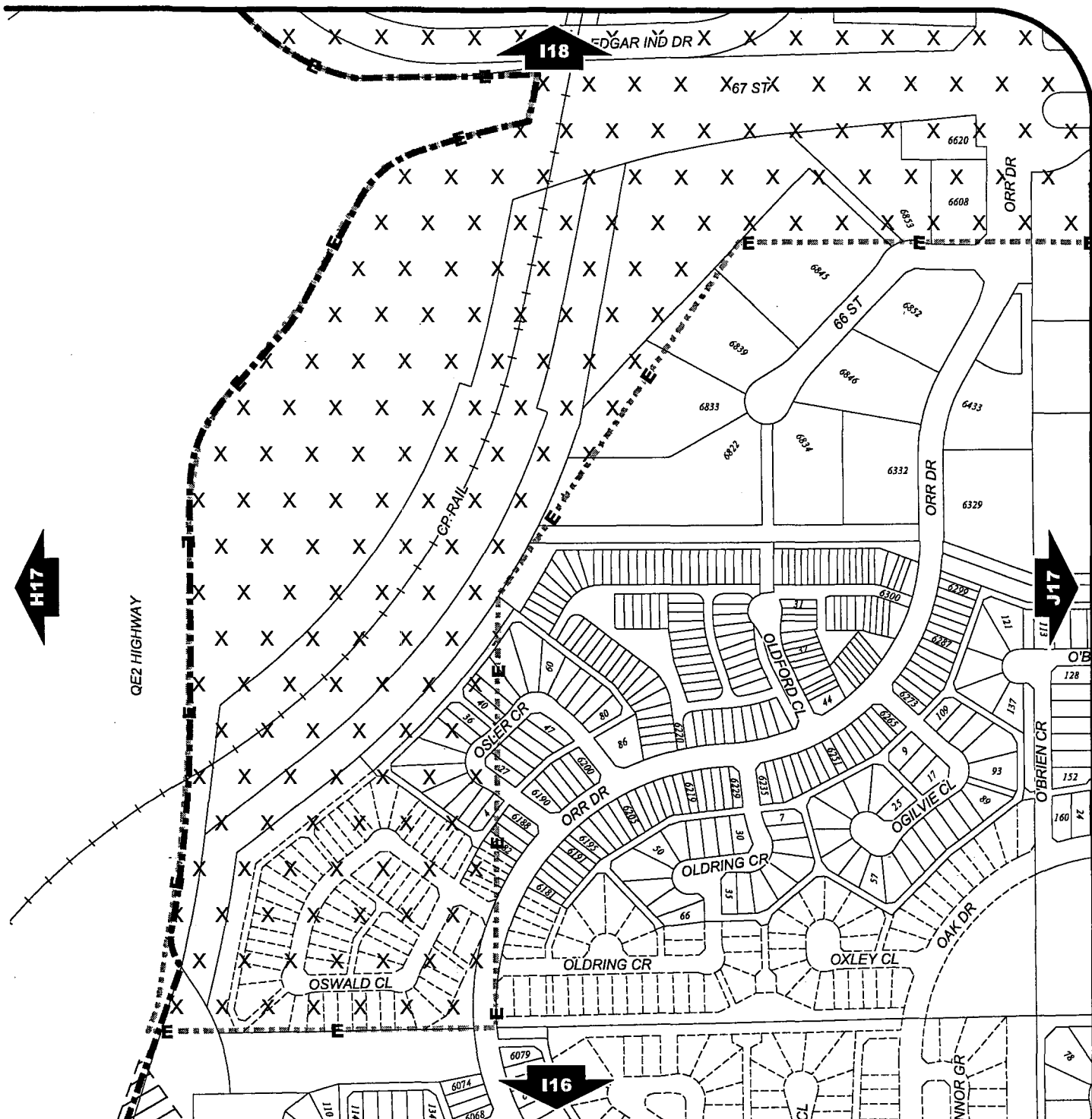
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Land Use Districts

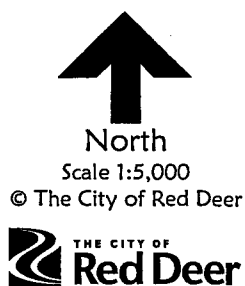
I16

SW1/4 Sec19 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

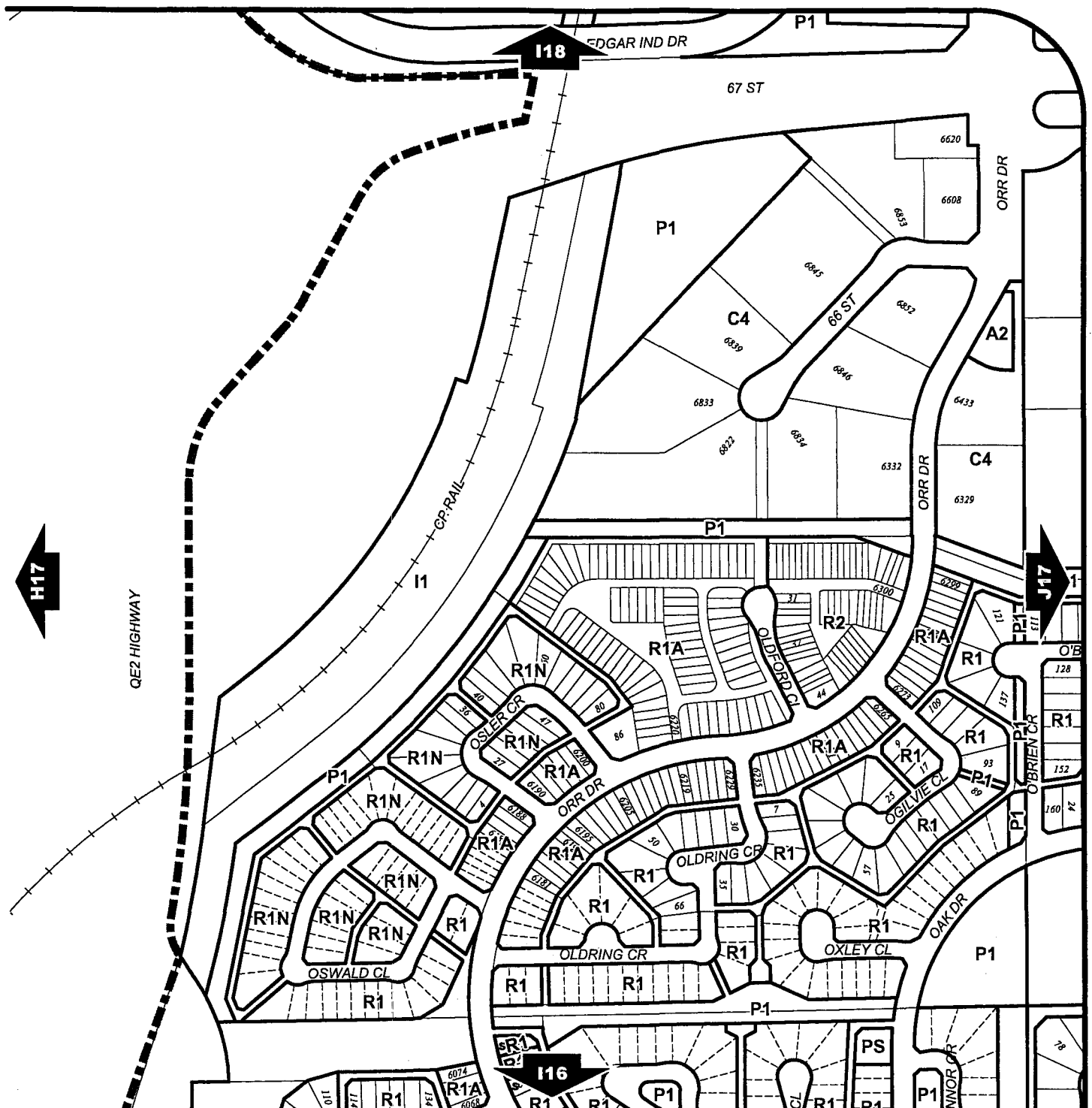
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

I17

NW1/4 Sec19 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

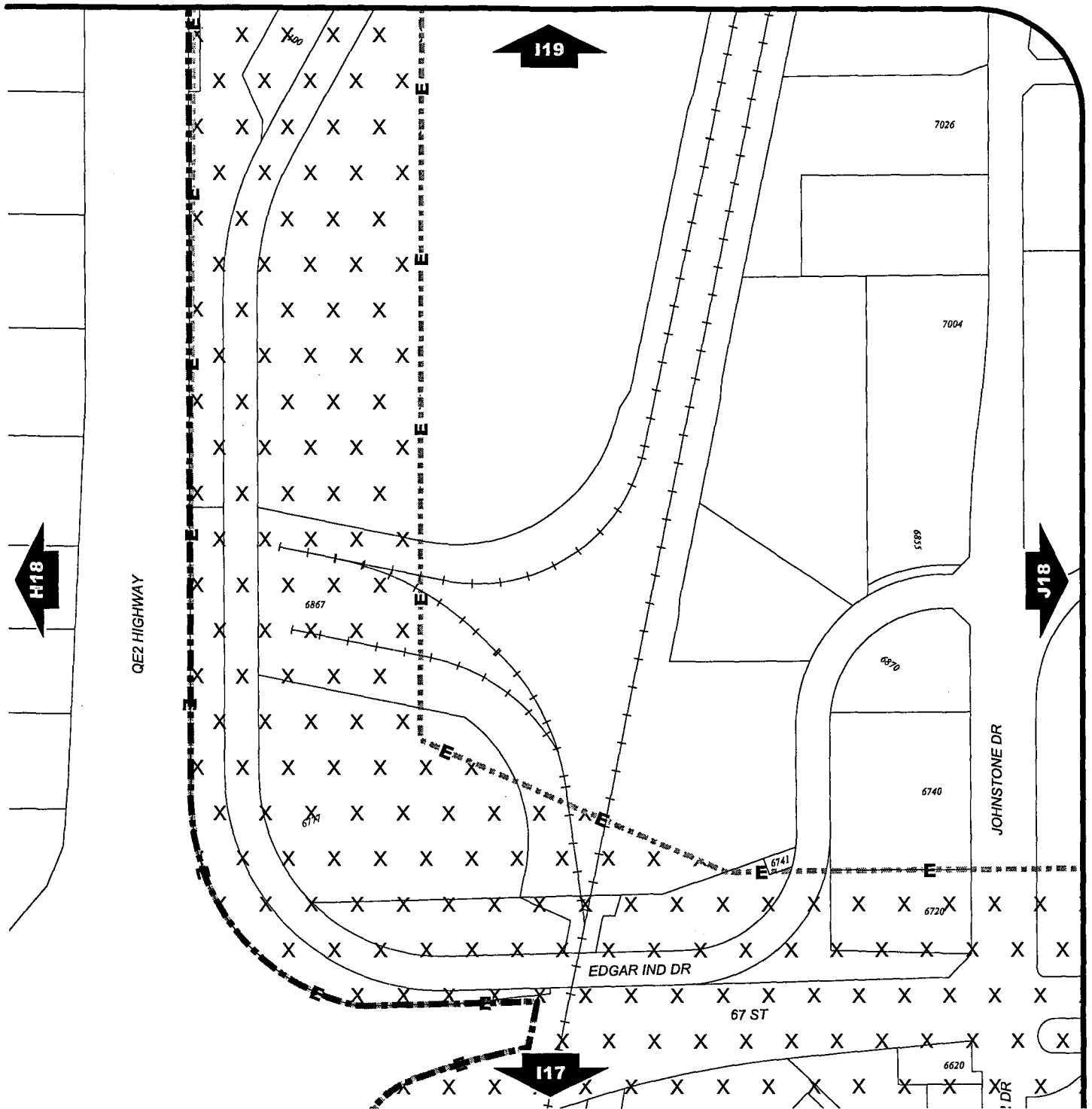
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Land Use Districts

H17

NW¼ Sec19 38-27-W4

Refer to Constraints Map



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

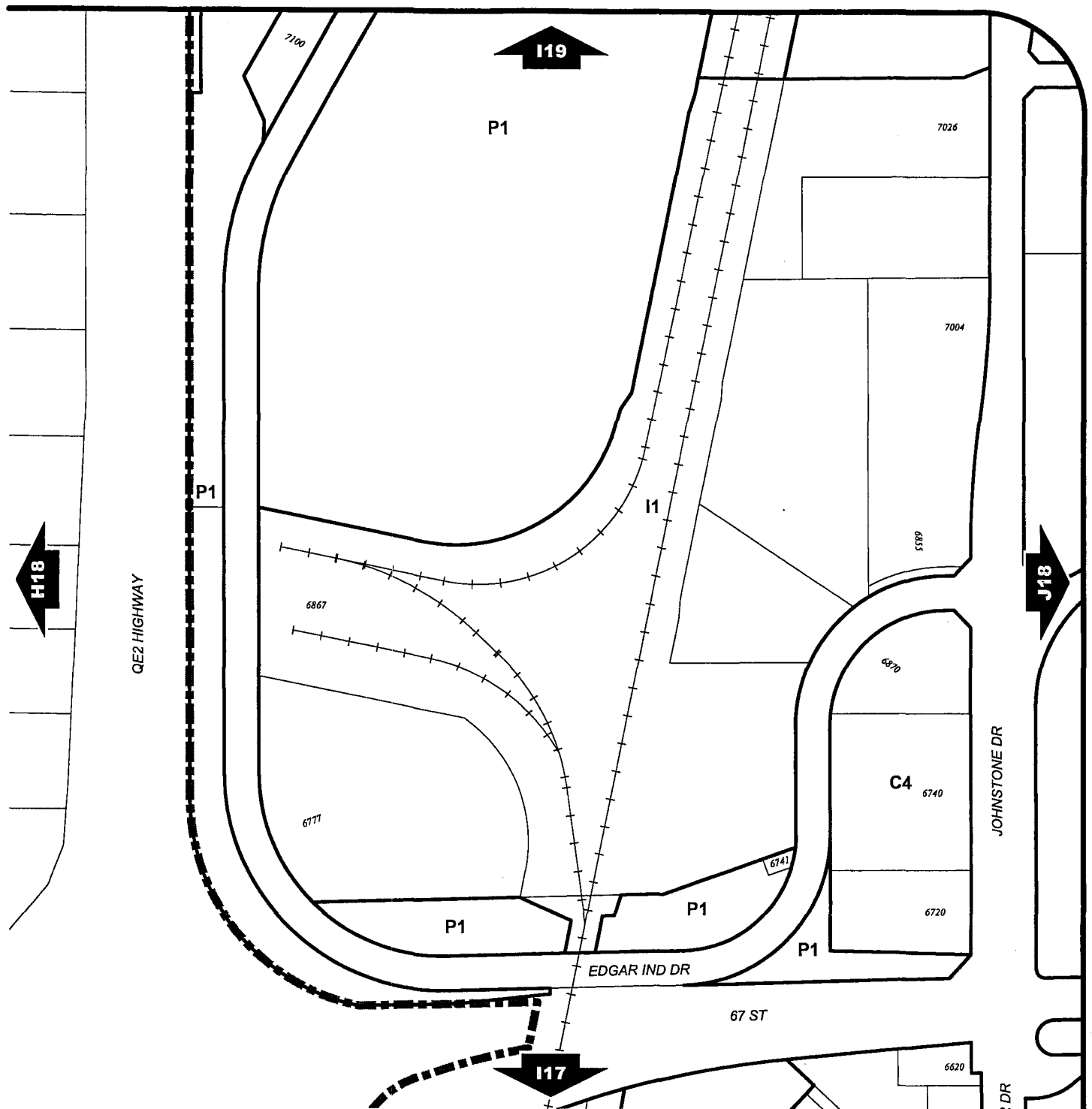
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

I18

SW¼ Sec30 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>e(1)</i>	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

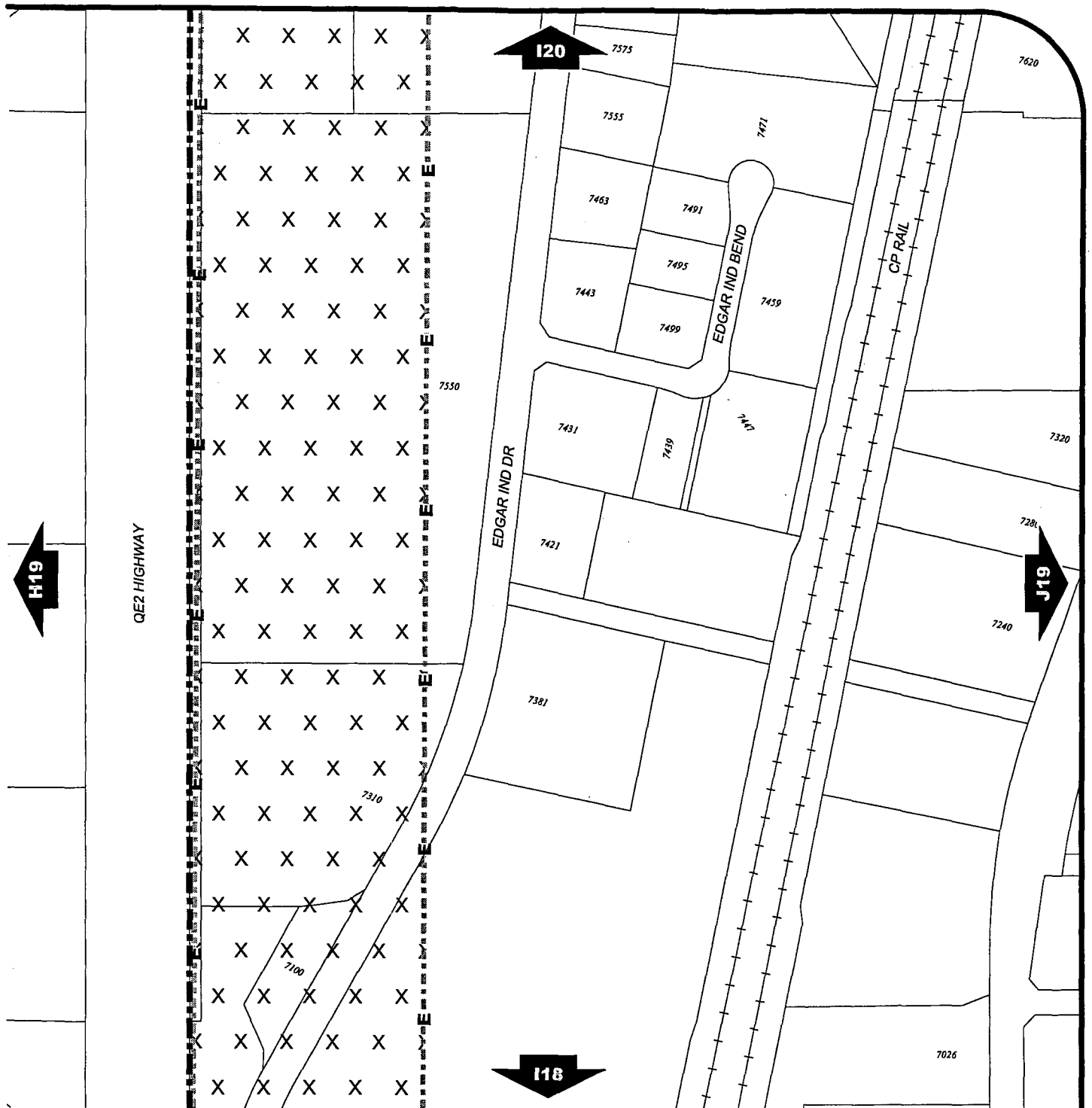
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Land Use Districts

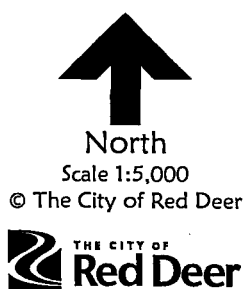
I18

SW¼ Sec30 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

I19

NW¼ Sec30 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

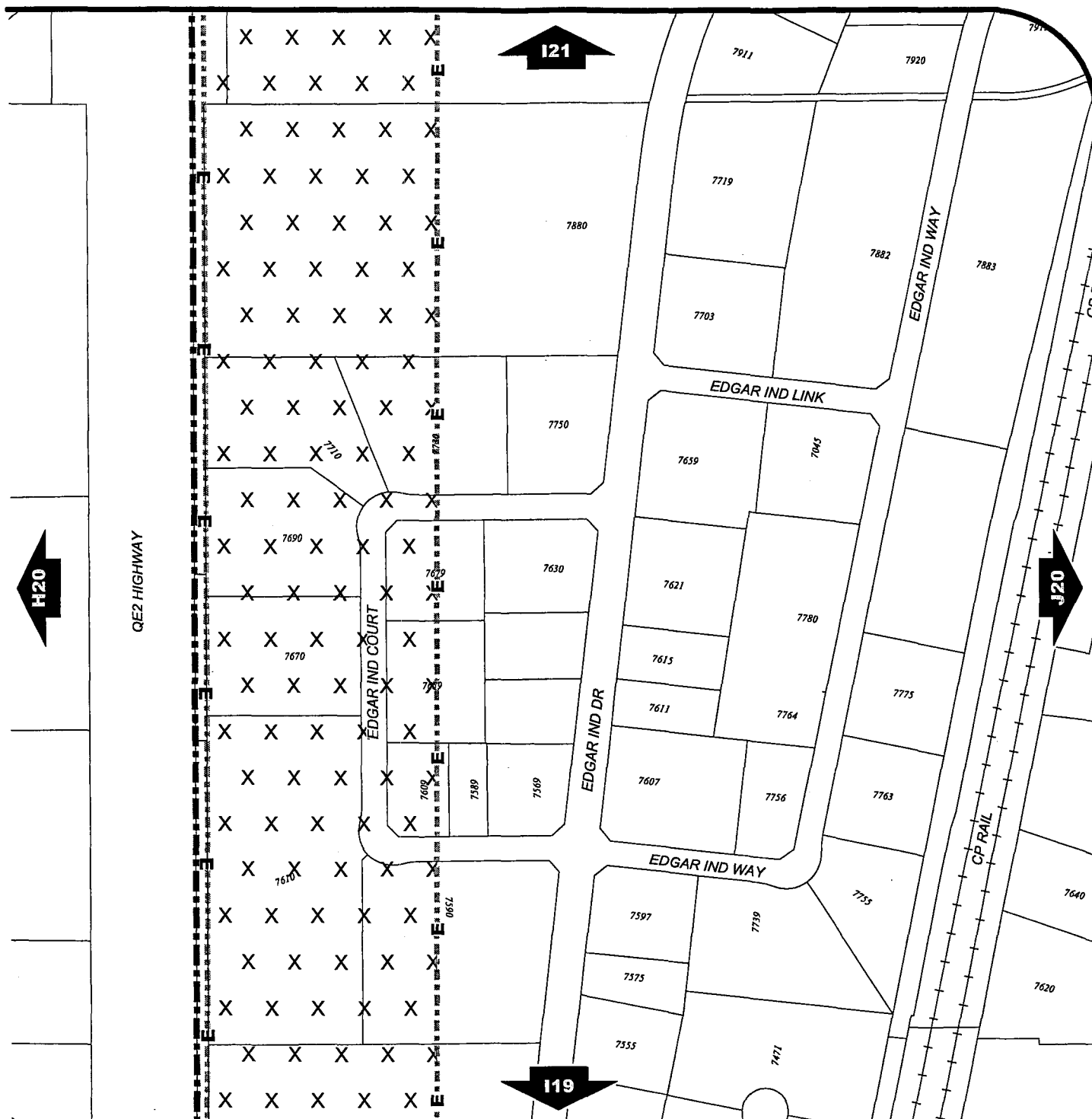
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Land Use Districts

I19

NW¼ Sec30 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

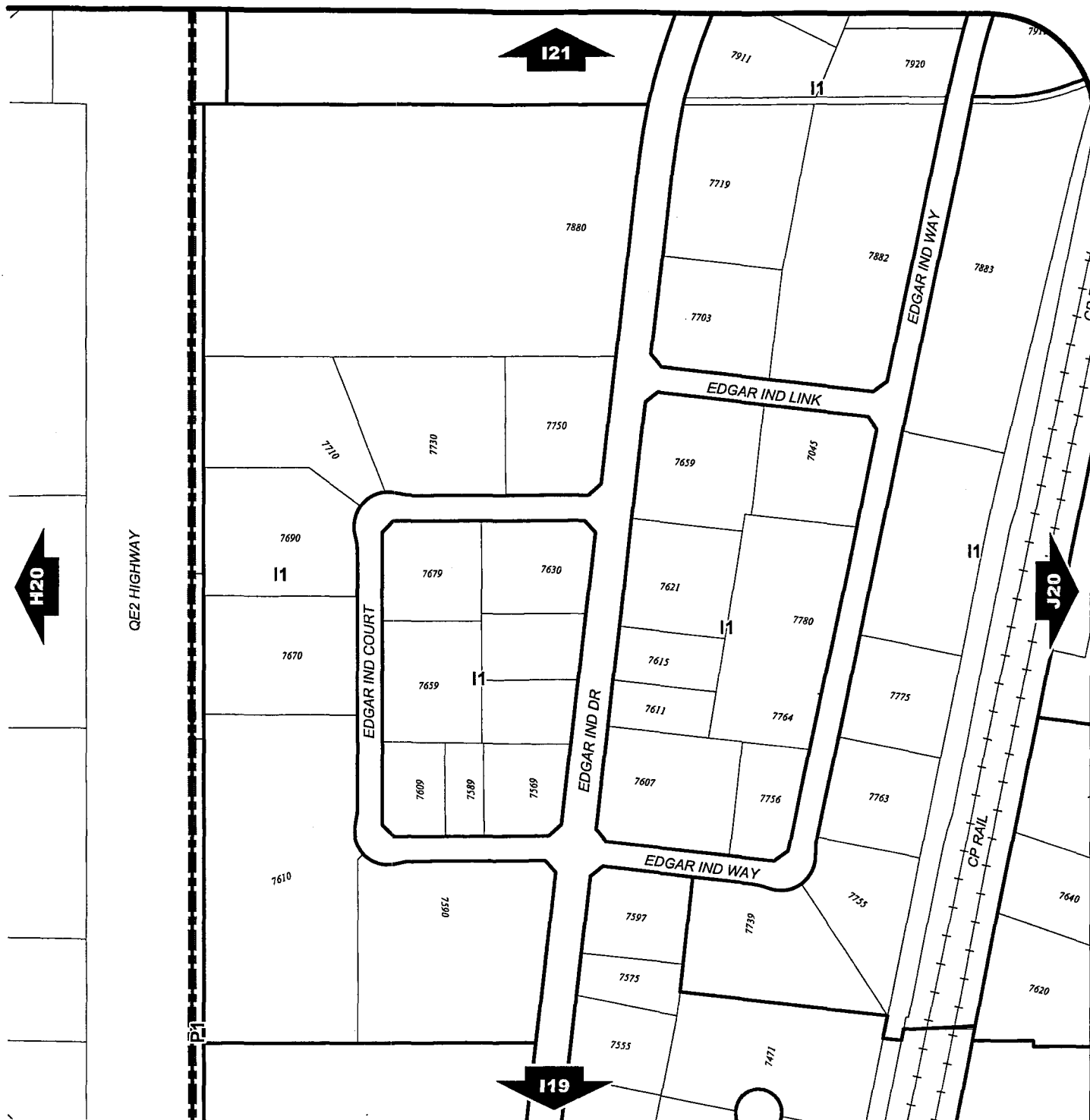
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

120

SW¼ Sec31 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

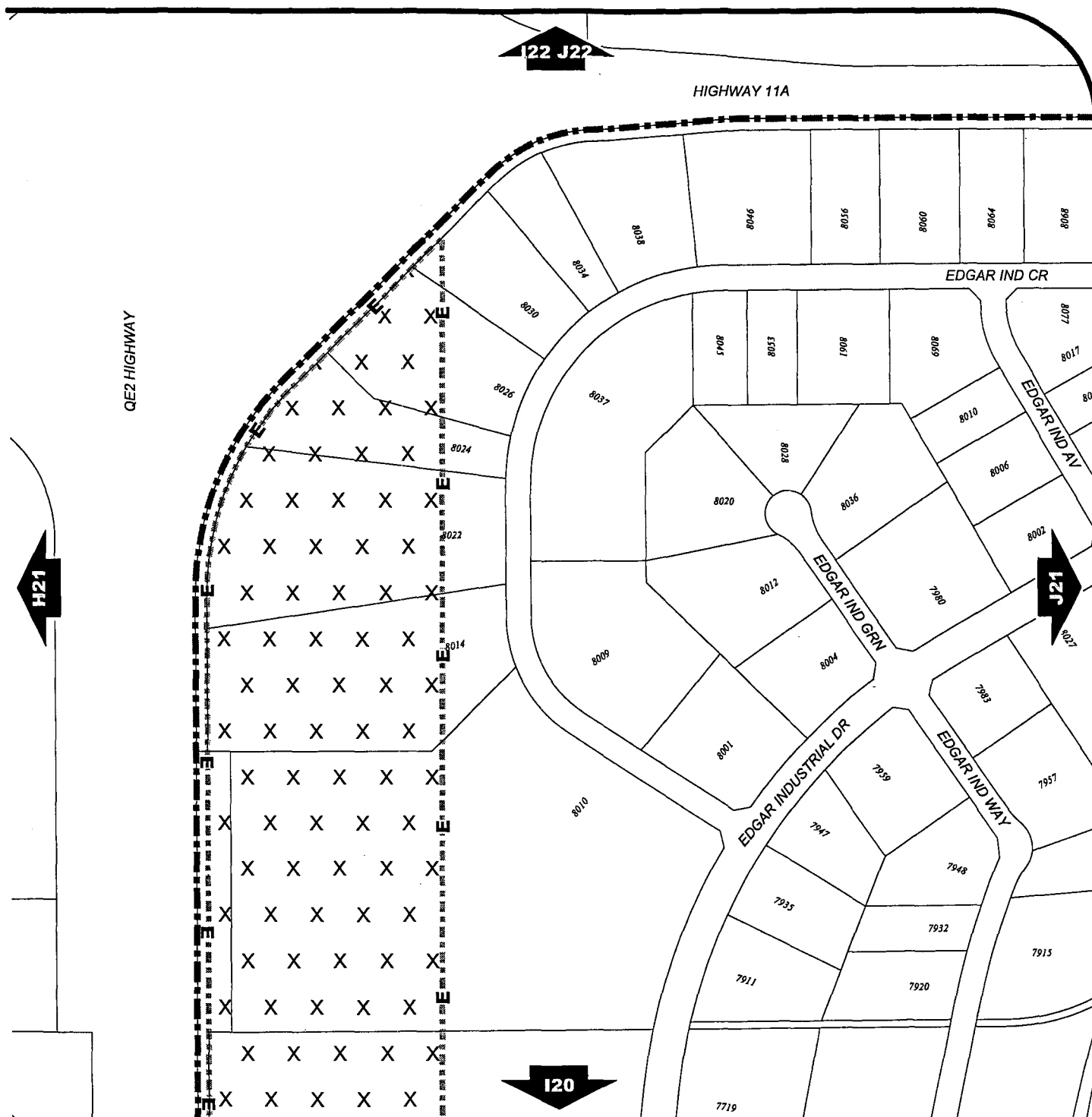
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Land Use Districts

I20

SW¼ Sec31 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

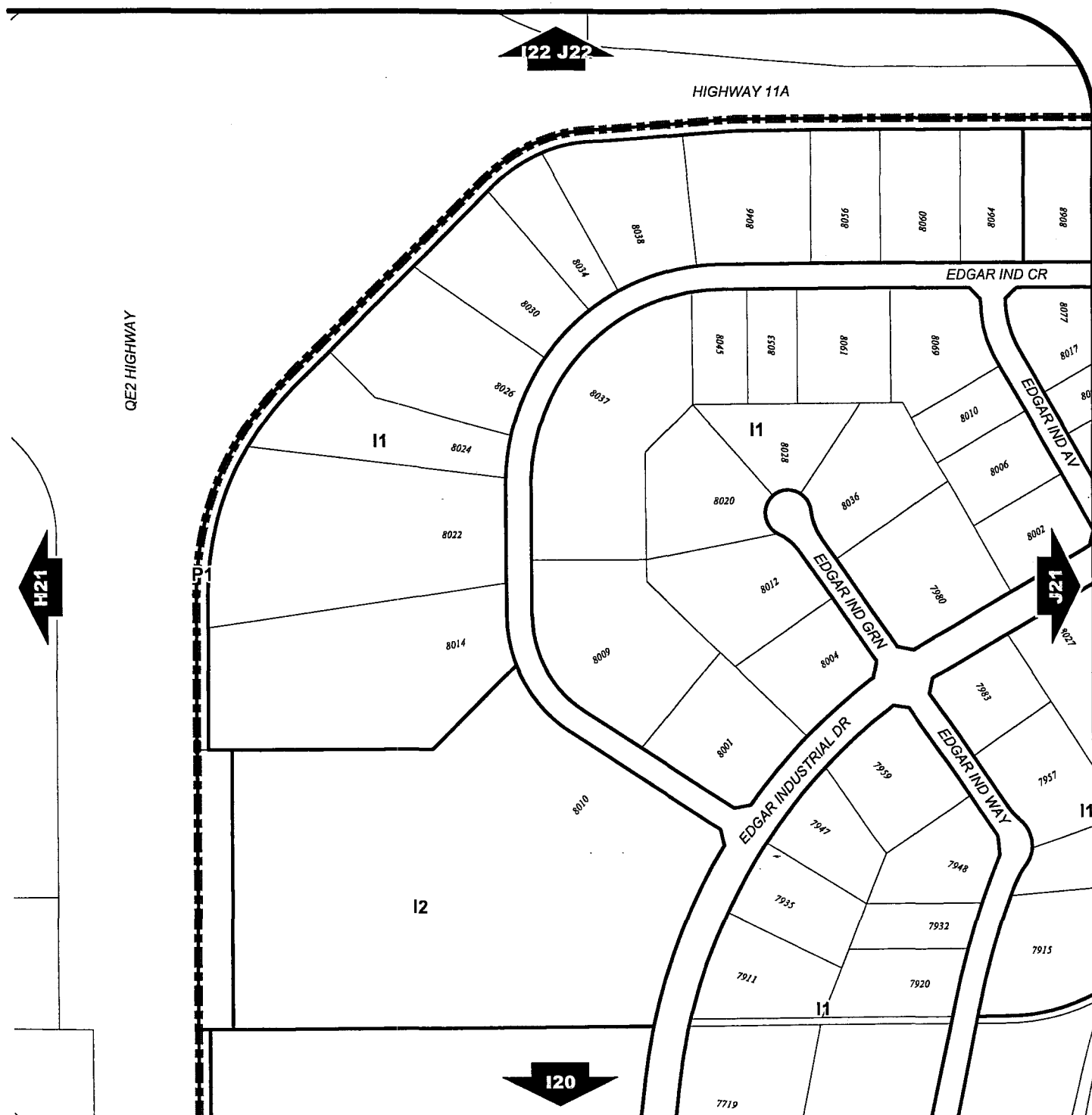
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

121

NW¼ Sec31 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP32	Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District	m	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

I21

NW¼ Sec31 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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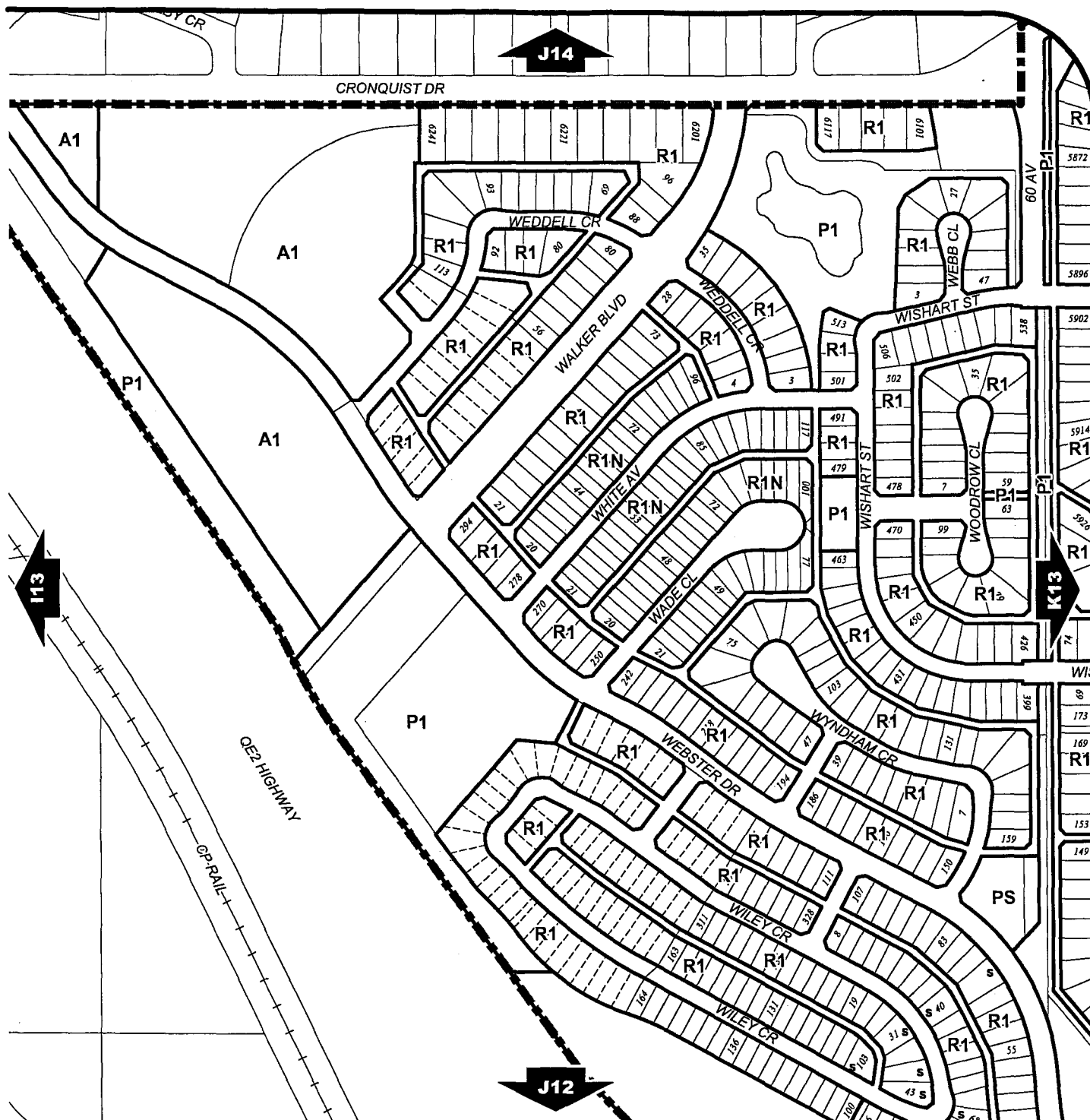
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>e(0)</i>	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
<i>2a</i>	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D9S	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

J12

SE1/4 Sec7 38-27-W4



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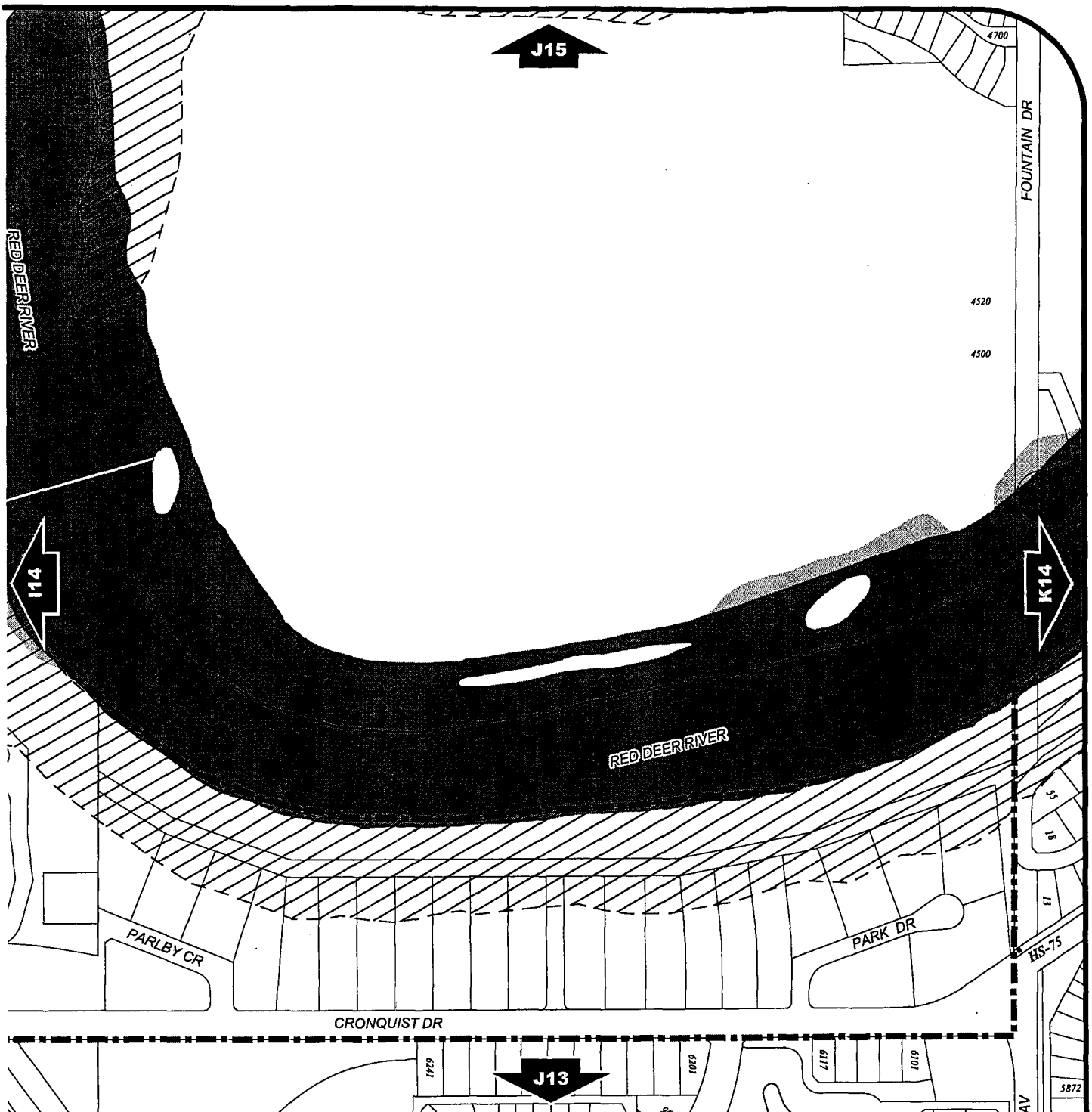
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

J13

NE¼ Sec7 38-27-W4



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

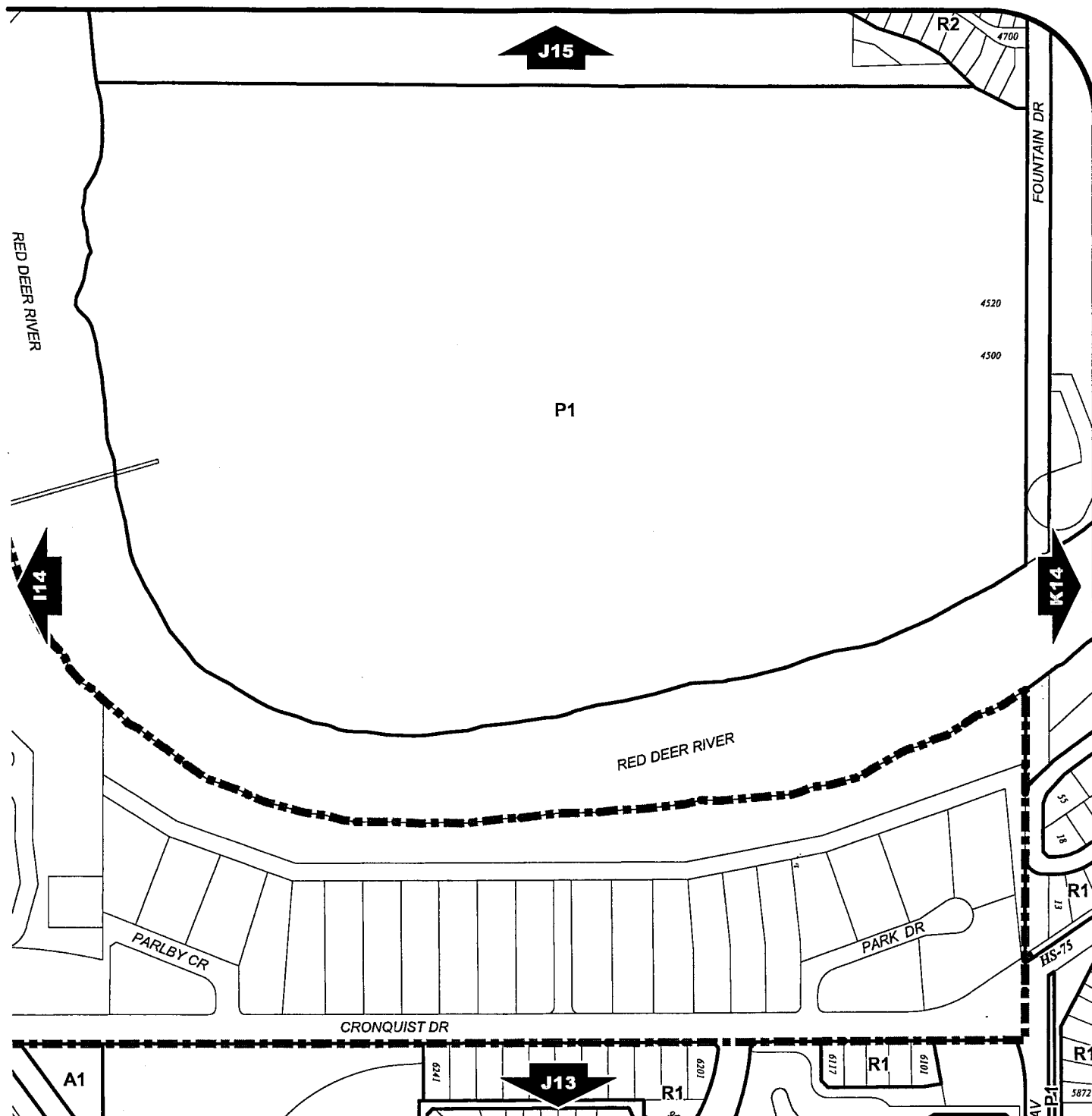
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

J14

SE¼ Sec18 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

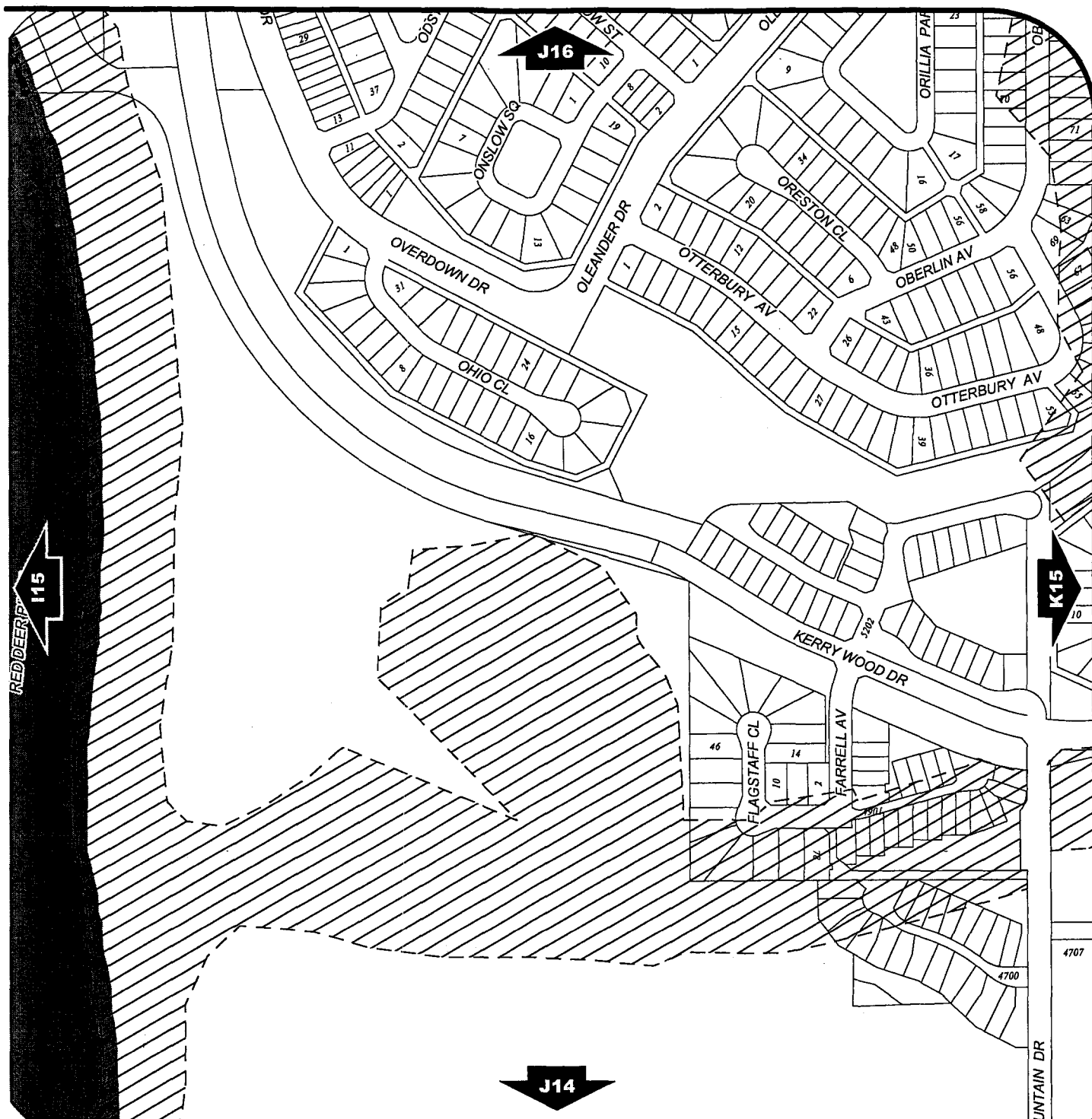
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Land Use Districts

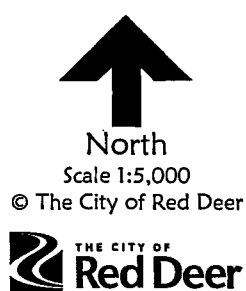
J14

SE¼ Sec18 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

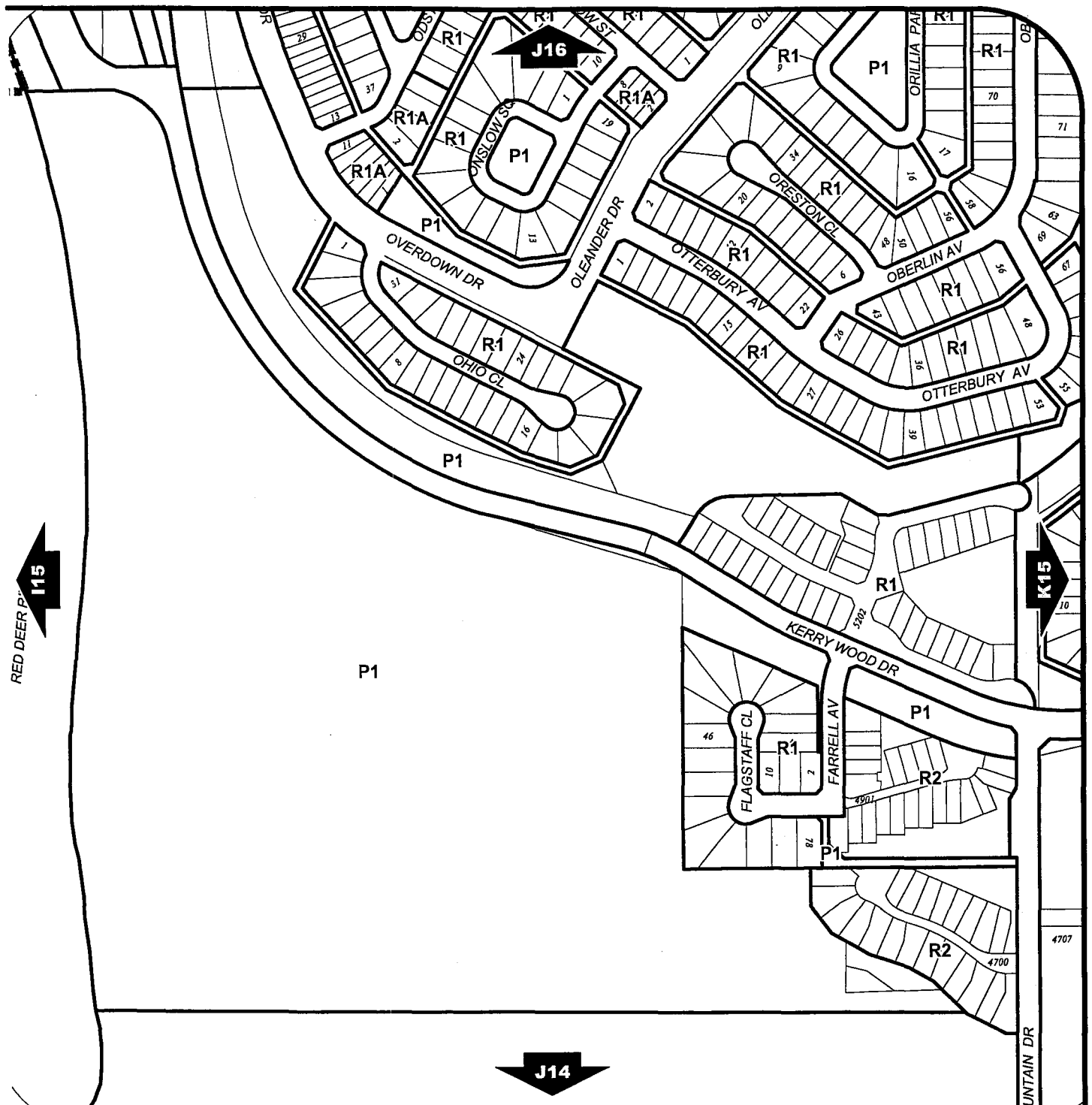
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

J15

NE¼ Sec18 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

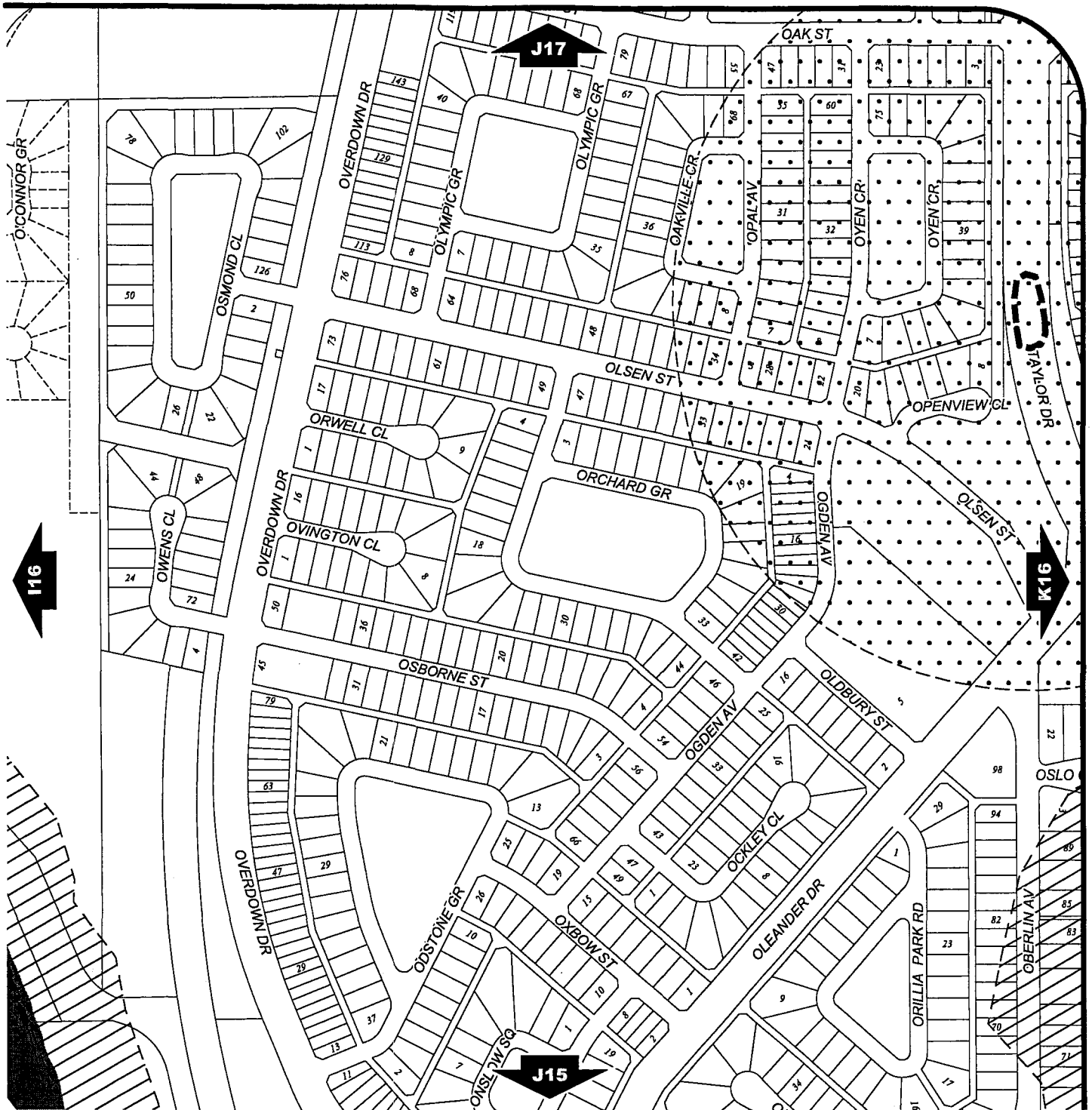
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Land Use Districts

J15

NE¼ Sec18 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

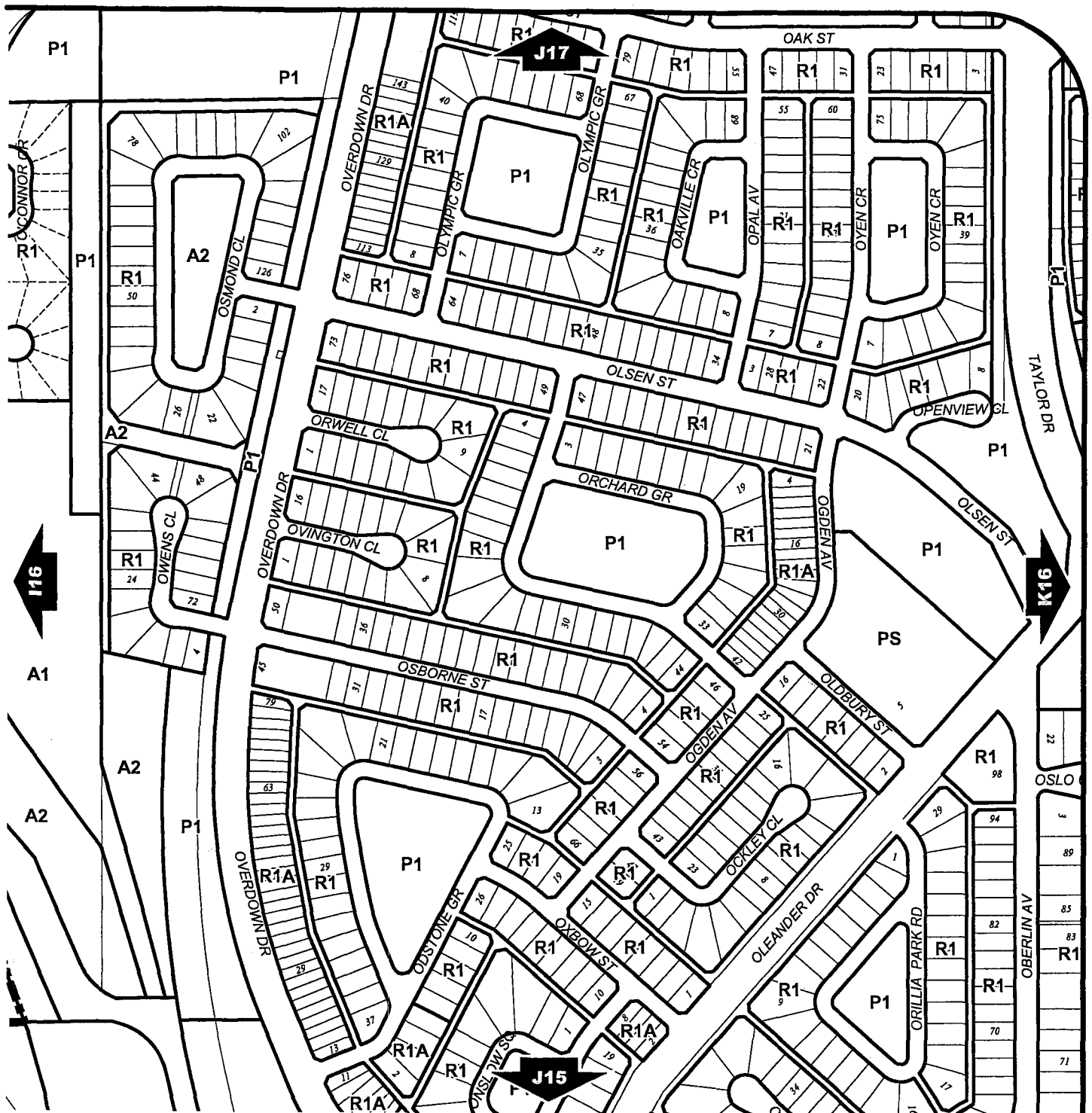
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

J16

SE¼ Sec19 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
et(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

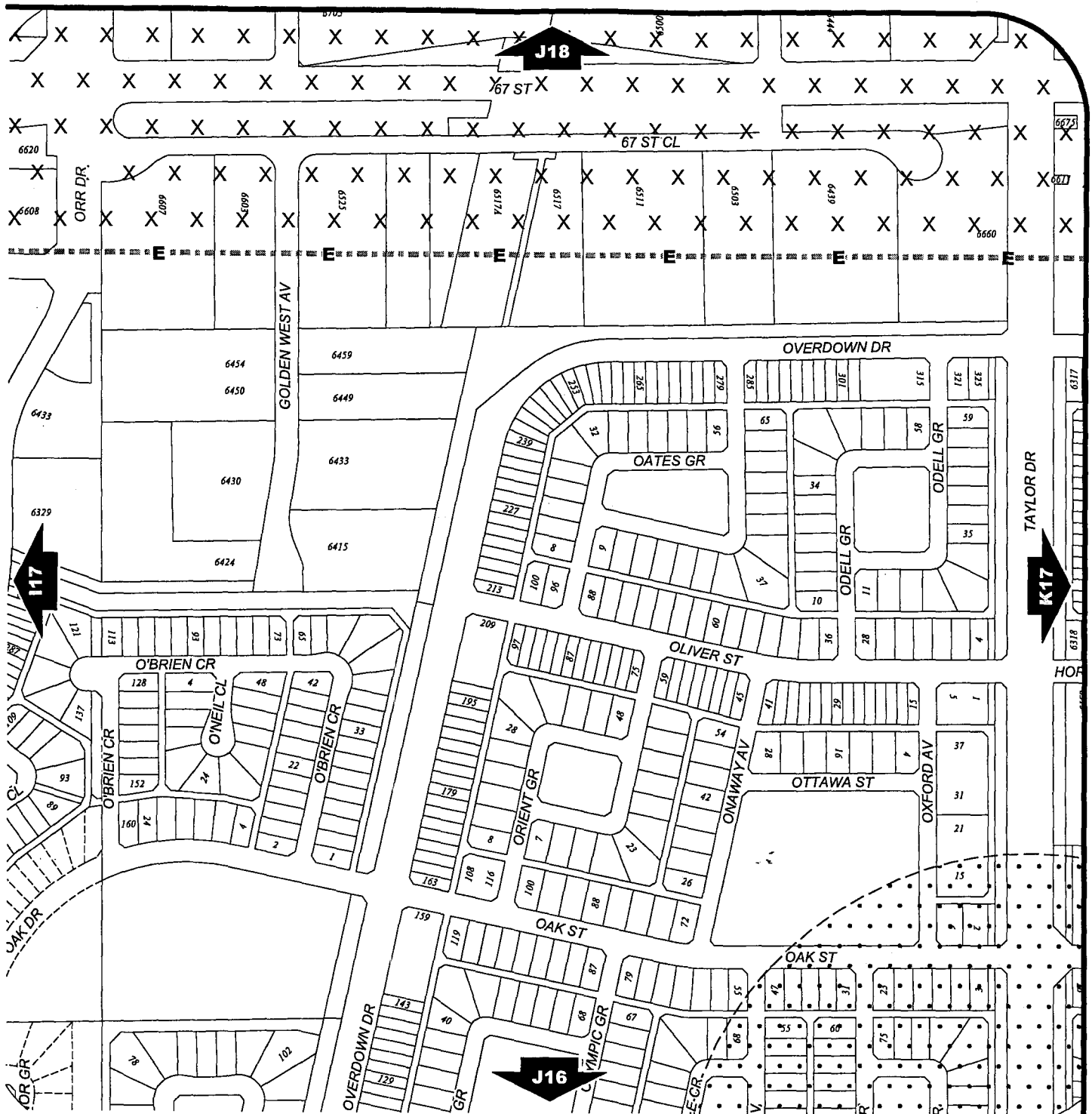
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Land Use Districts

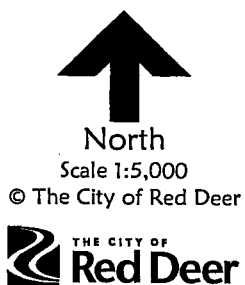
J16

SE¼ Sec19 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

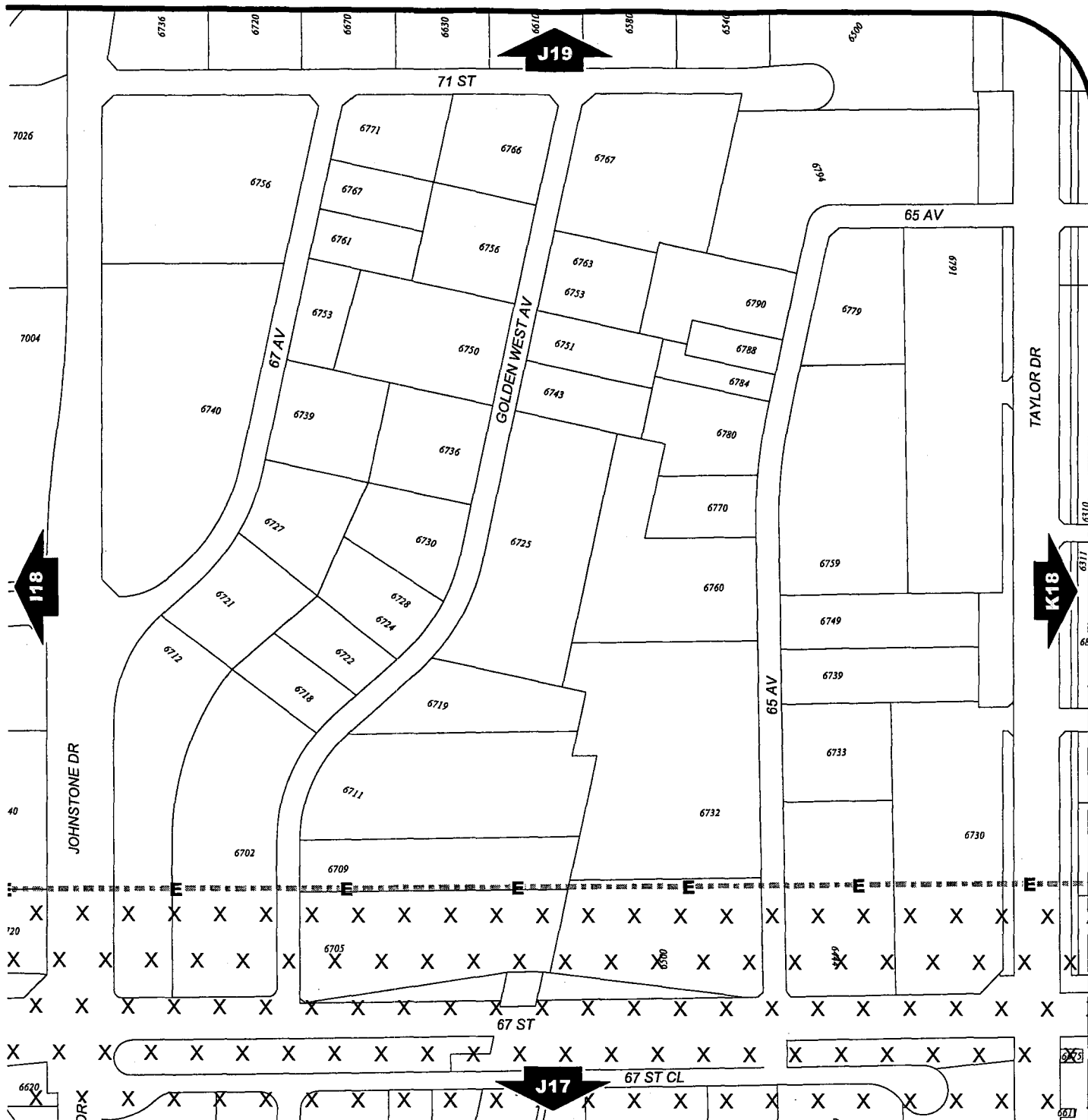
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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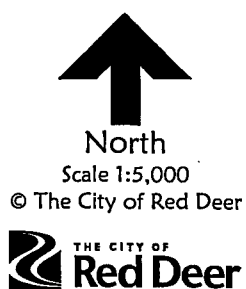
Land Use Constraints

J17

NE¼ Sec19 38-27-W4



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

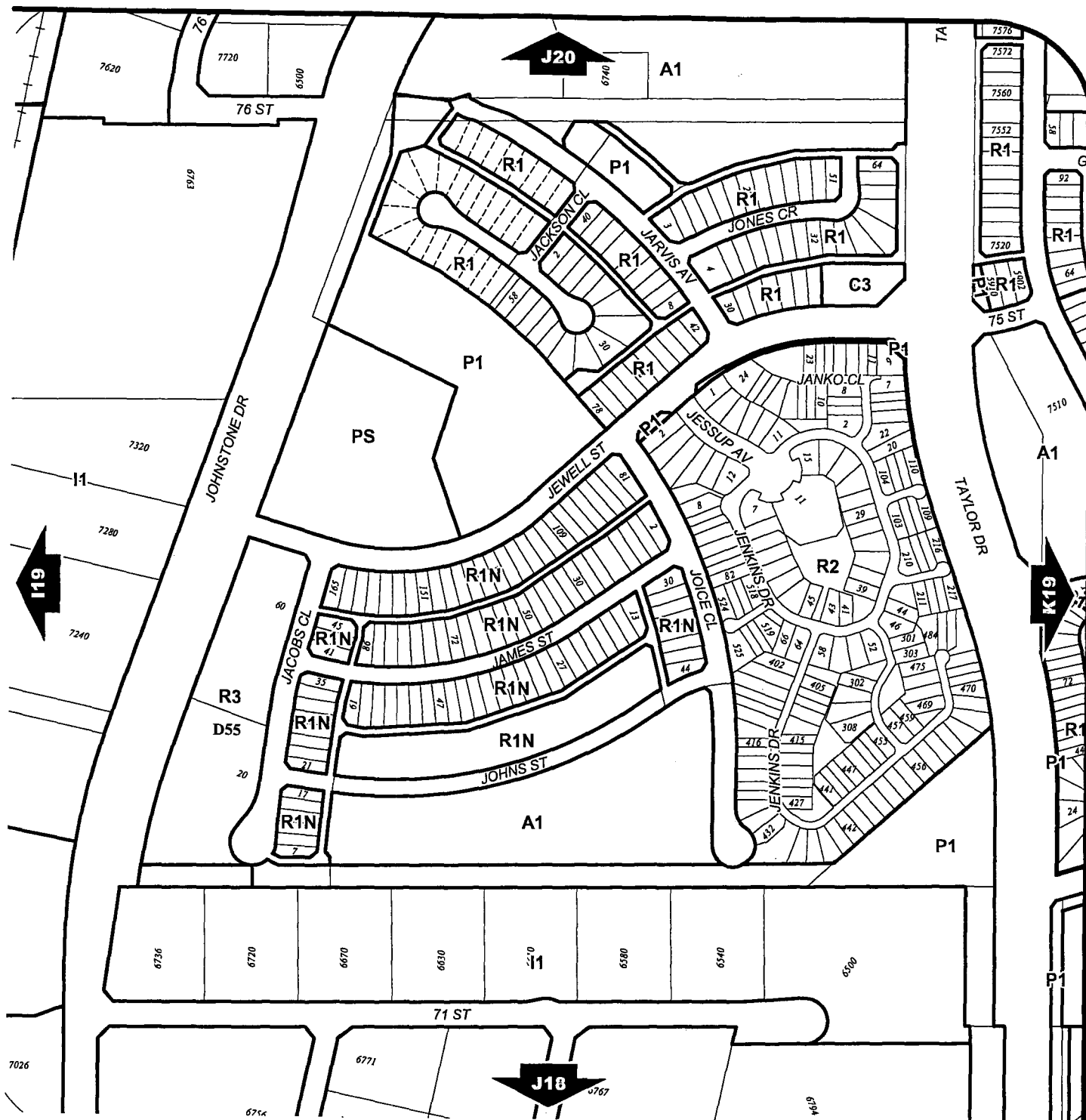
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

J18

SE¼ Sec30 38-27-W4



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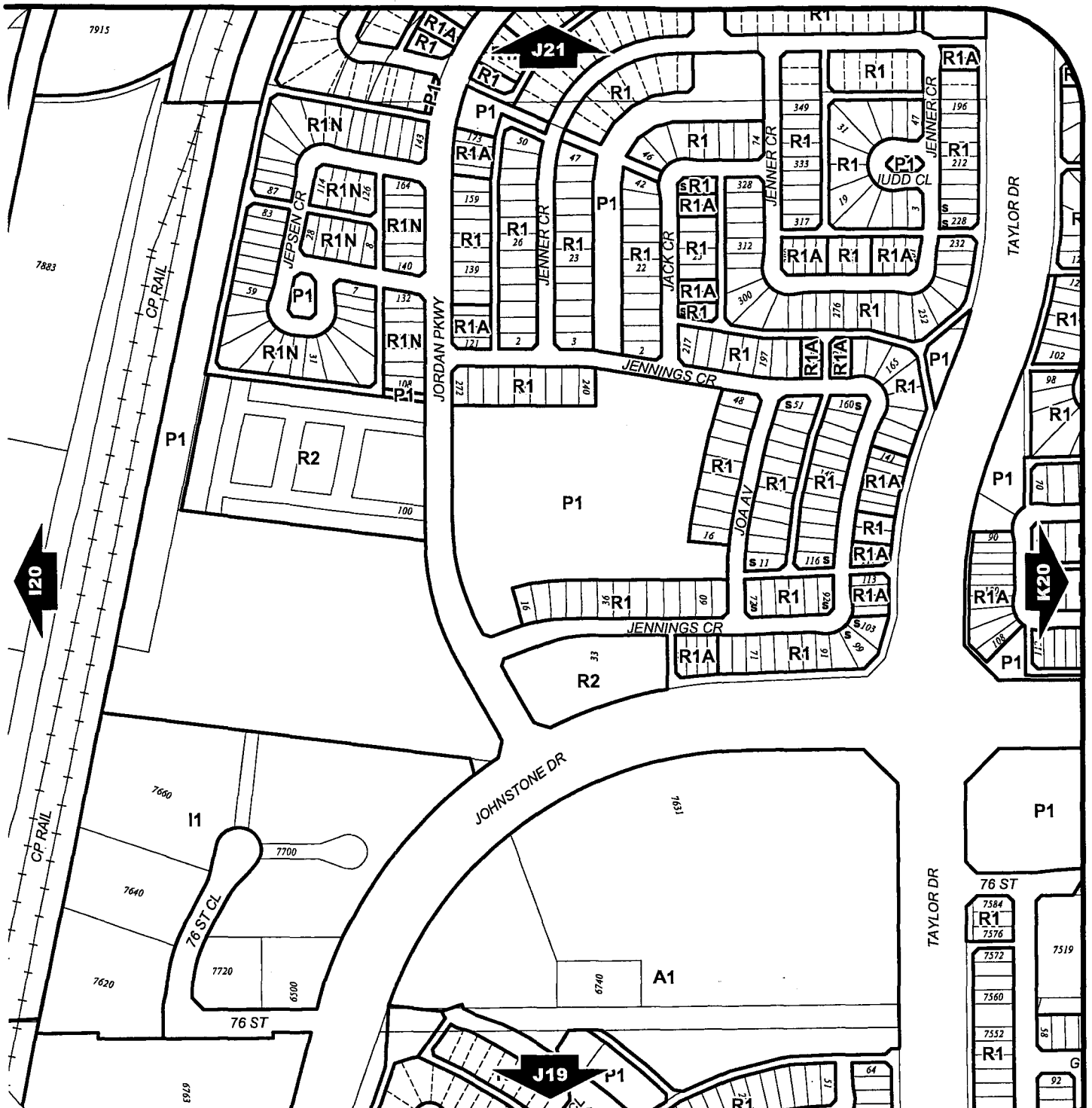
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

J19

NE¼ Sec30 38-27-W4



Land Use Bylaw 3357/2006



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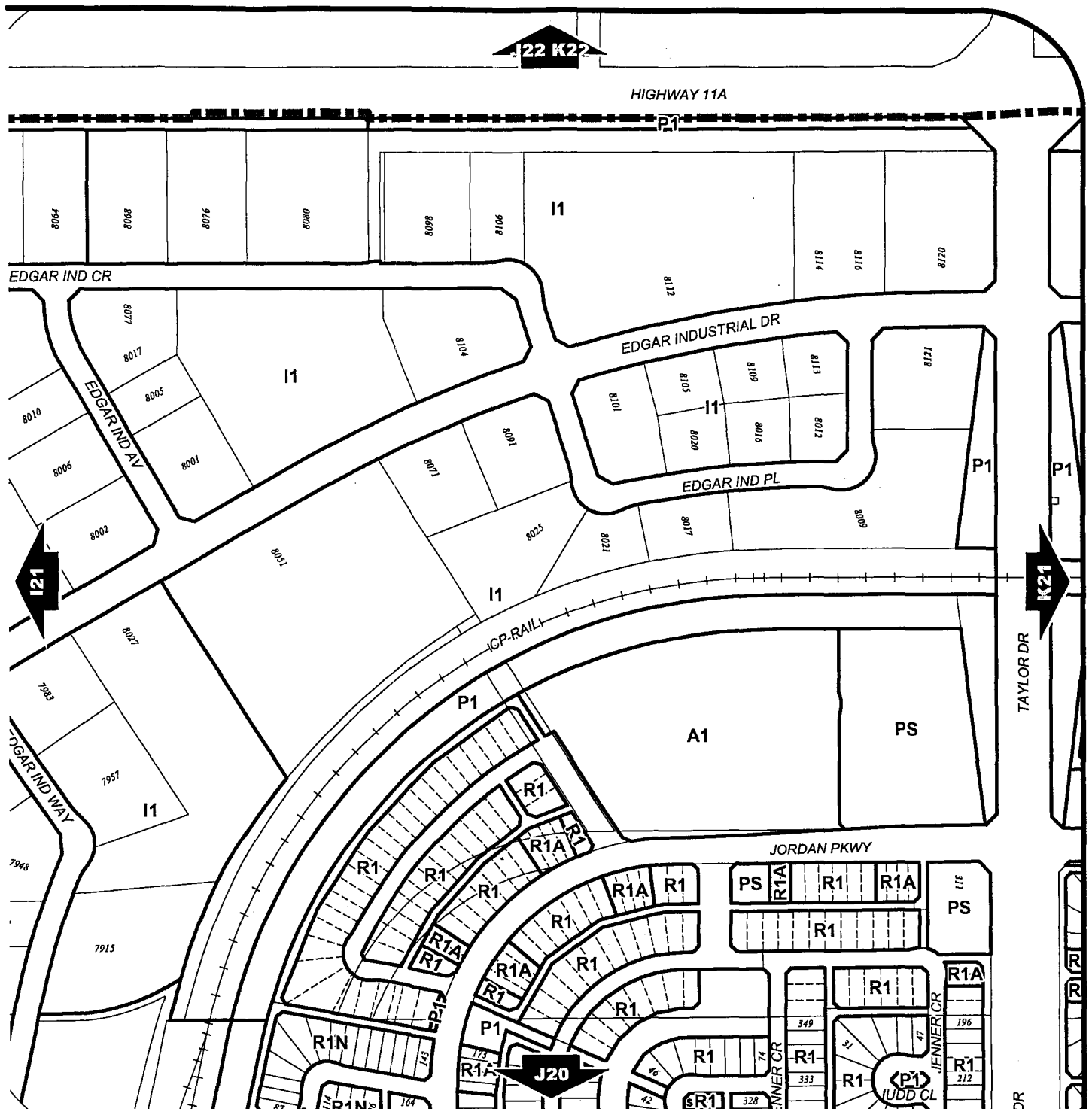
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	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

J20

SE¼ Sec31 38-27-W4



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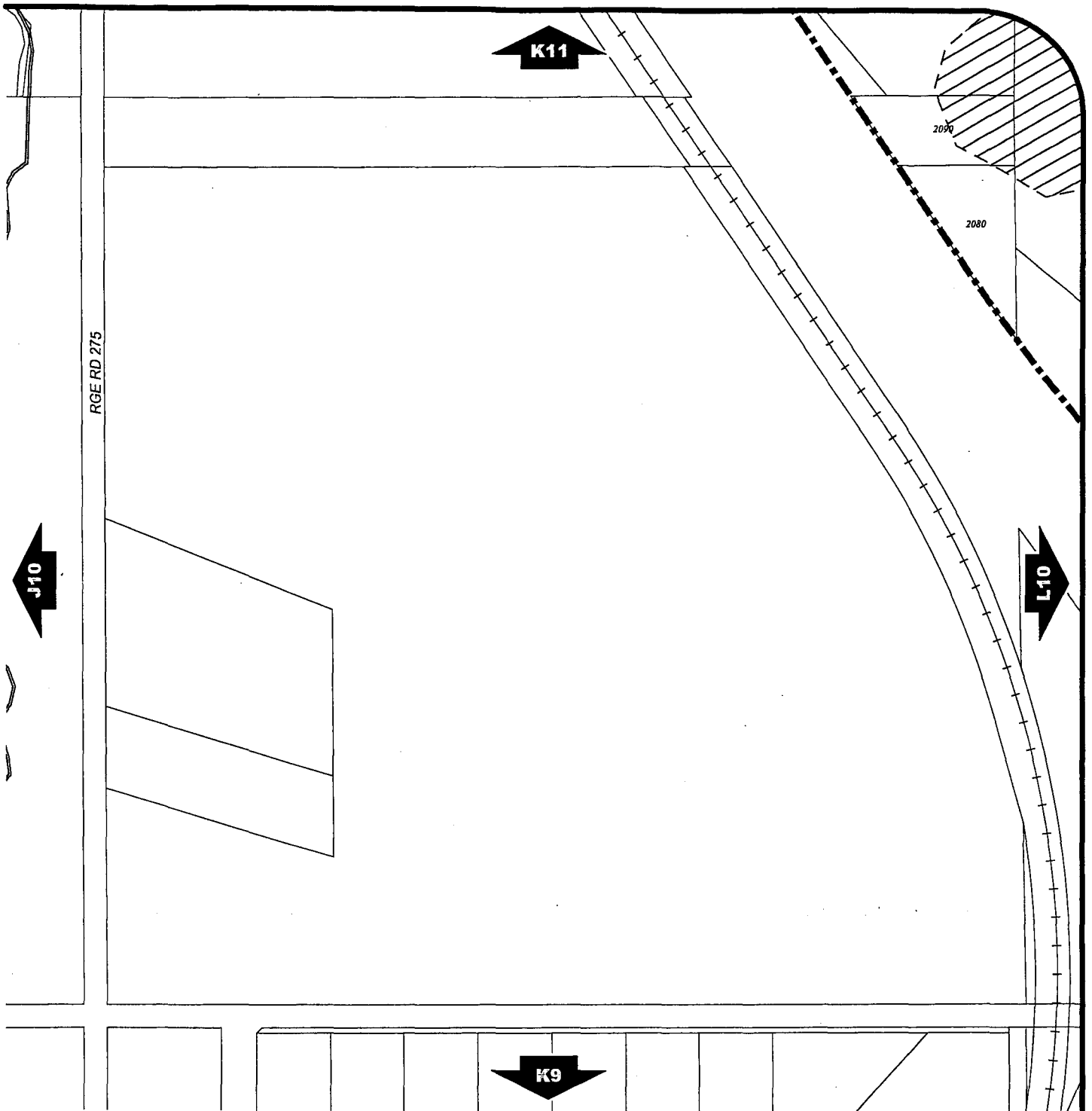
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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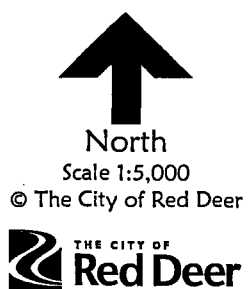
Land Use Districts

J21

NE¼ Sec31 38-27-W4



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

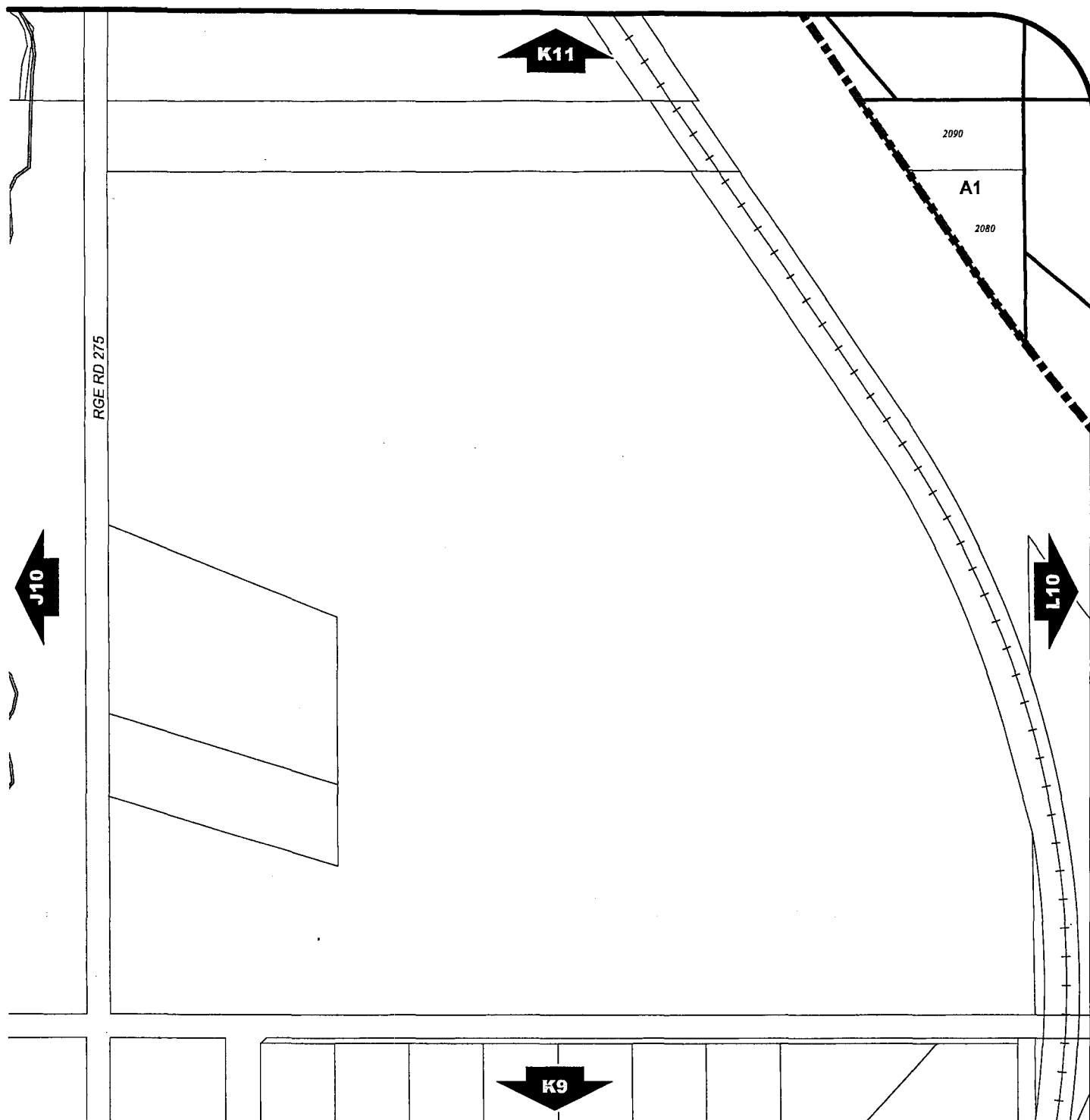
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K10

SW¼ Sec5 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

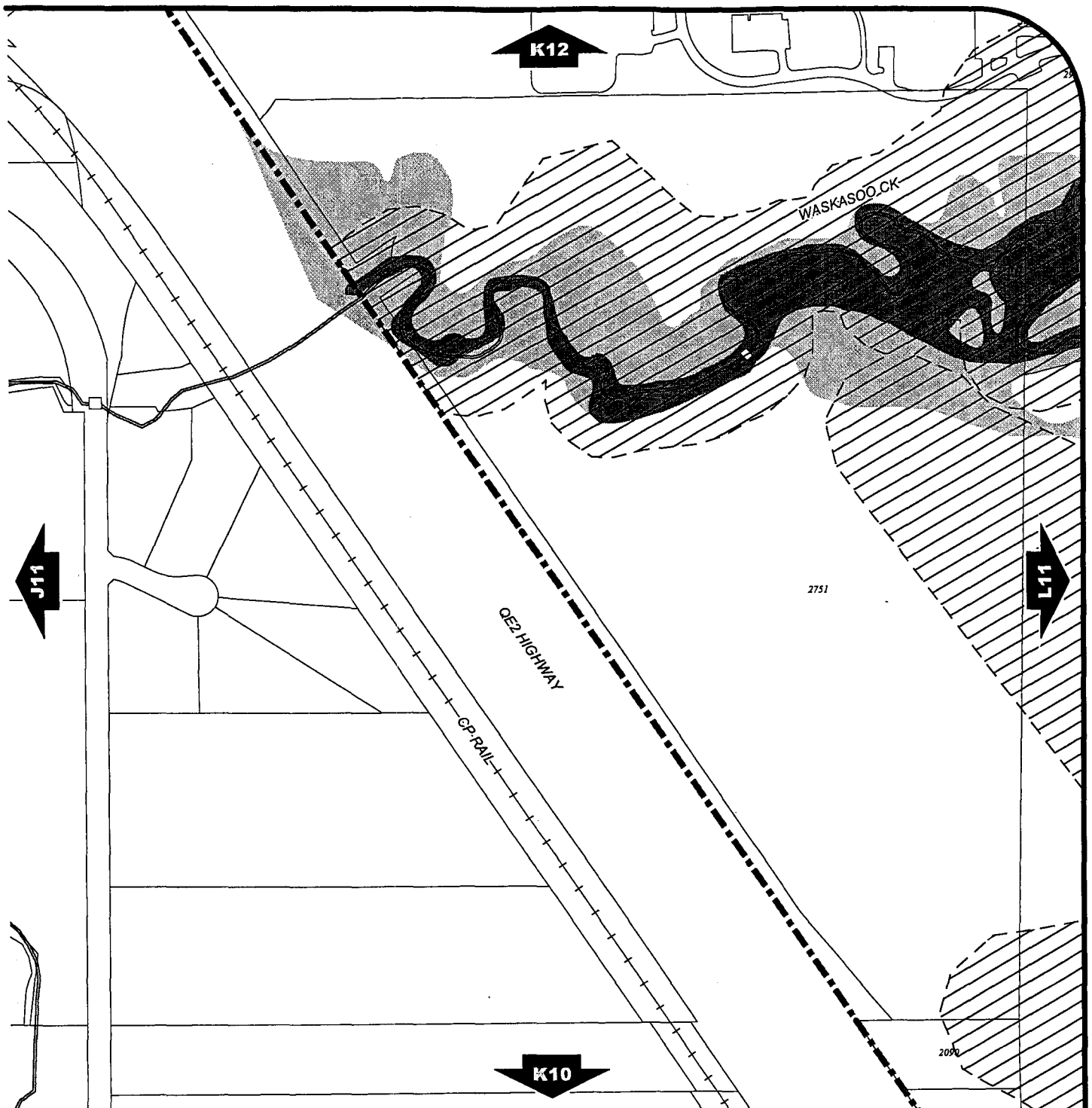
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Land Use Districts

K10

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

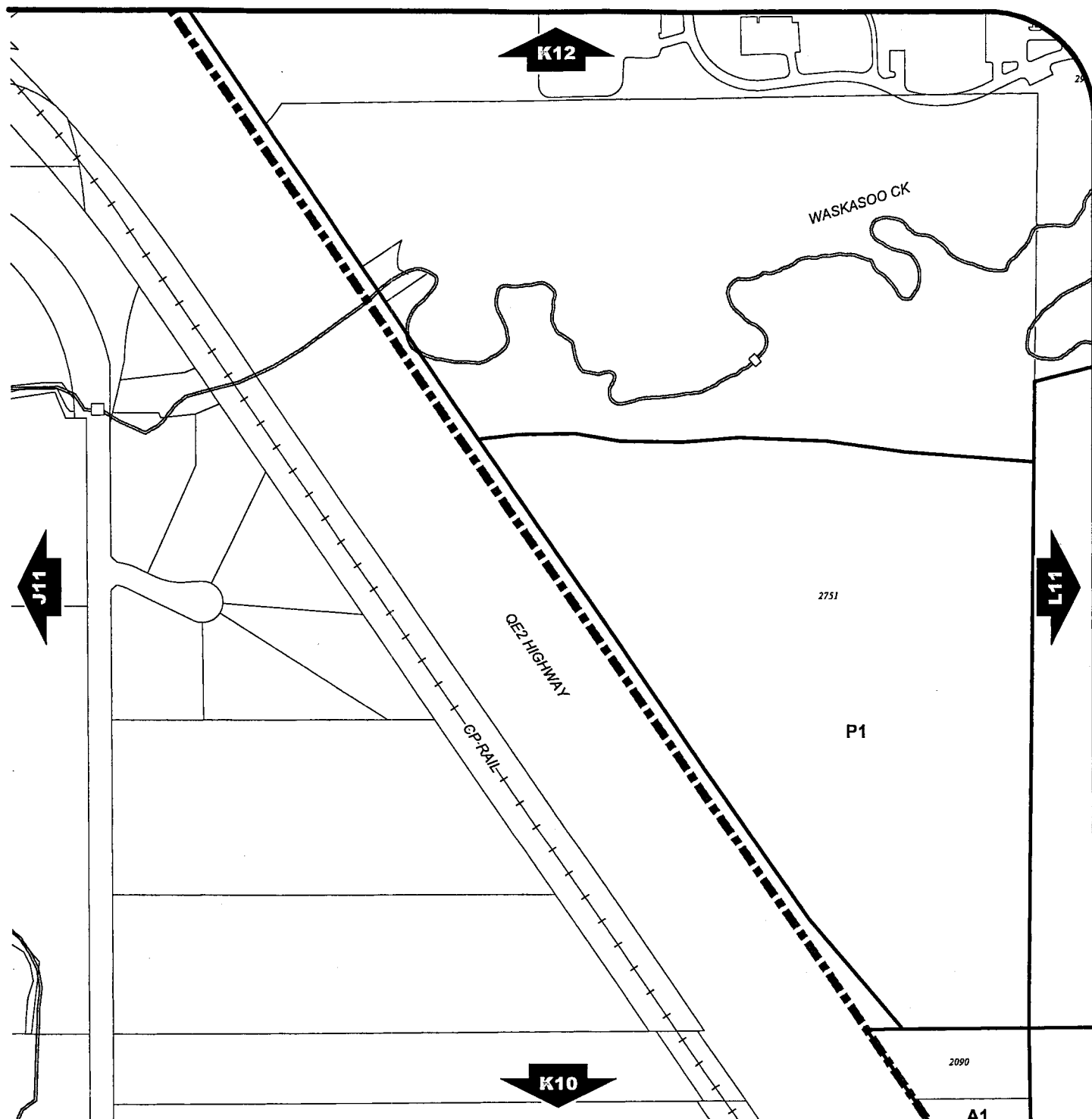
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K11

NW 1/4 Sec5 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP32	Historical Site Number
e(0)	Exception Number		City Boundary
...	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

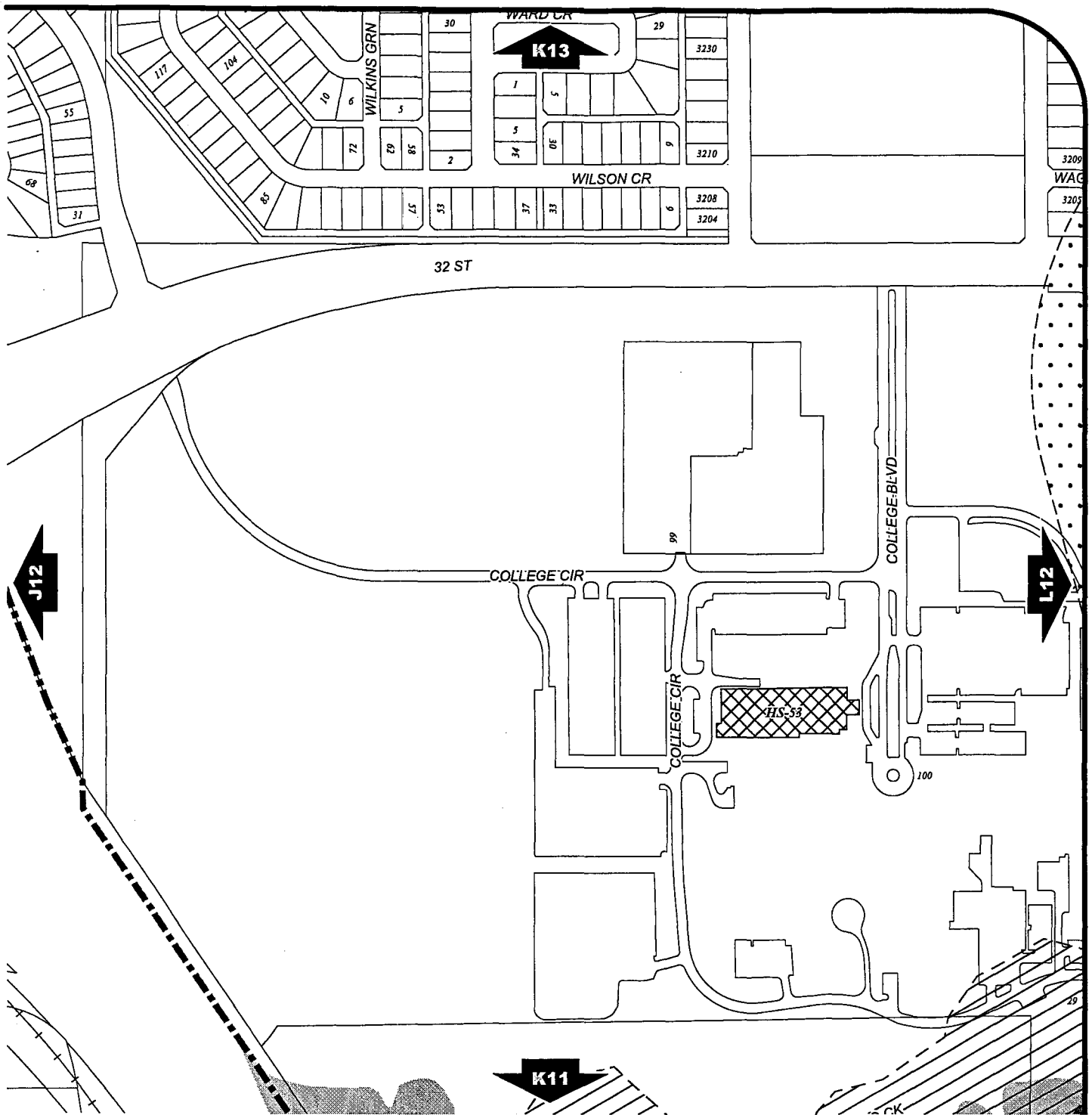
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Land Use Districts

K11

NW¼ Sec5 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

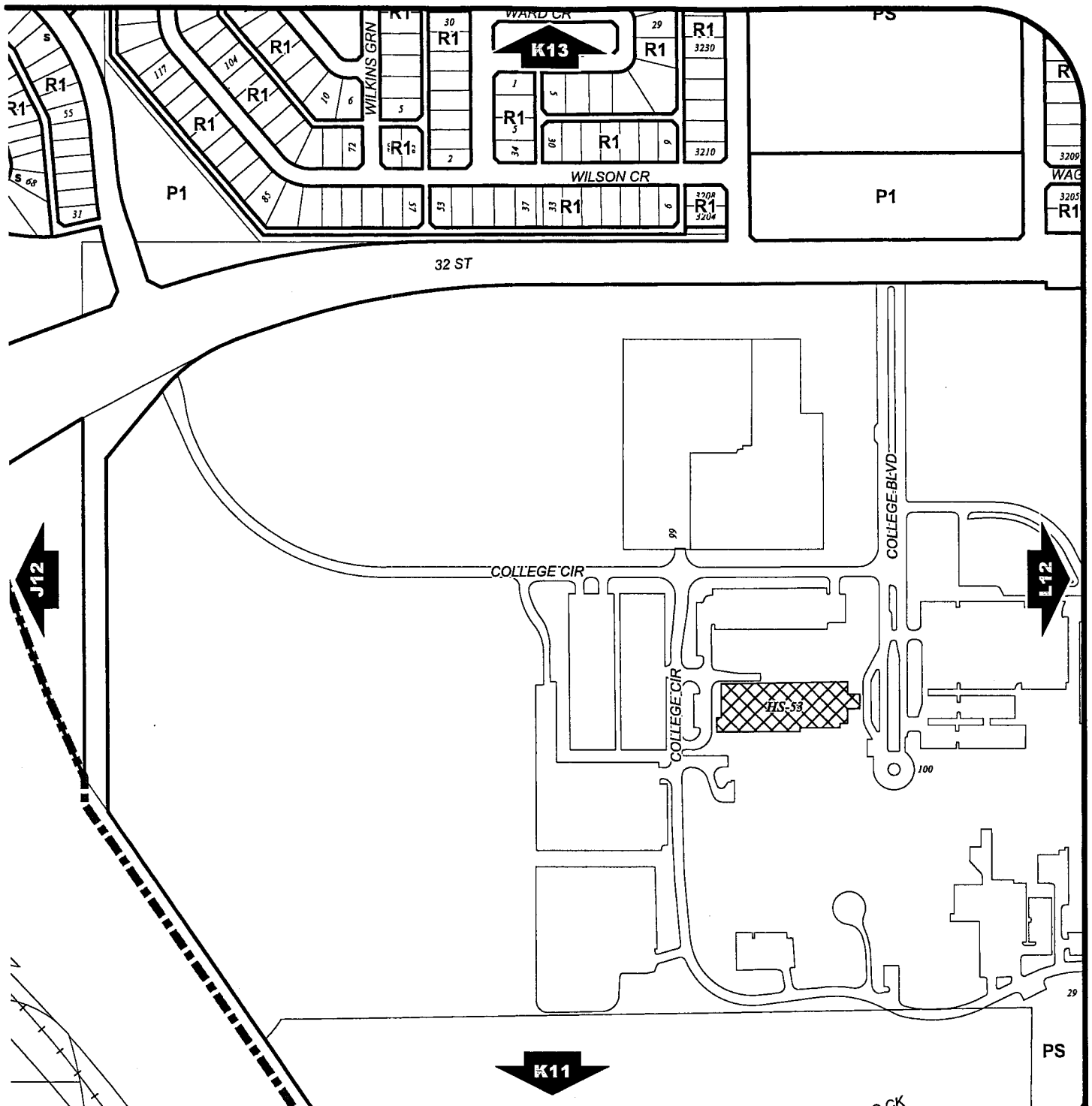
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K12

SW¼ Sec8 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
400	Exception Number		City Boundary
	Exempted from District	111	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

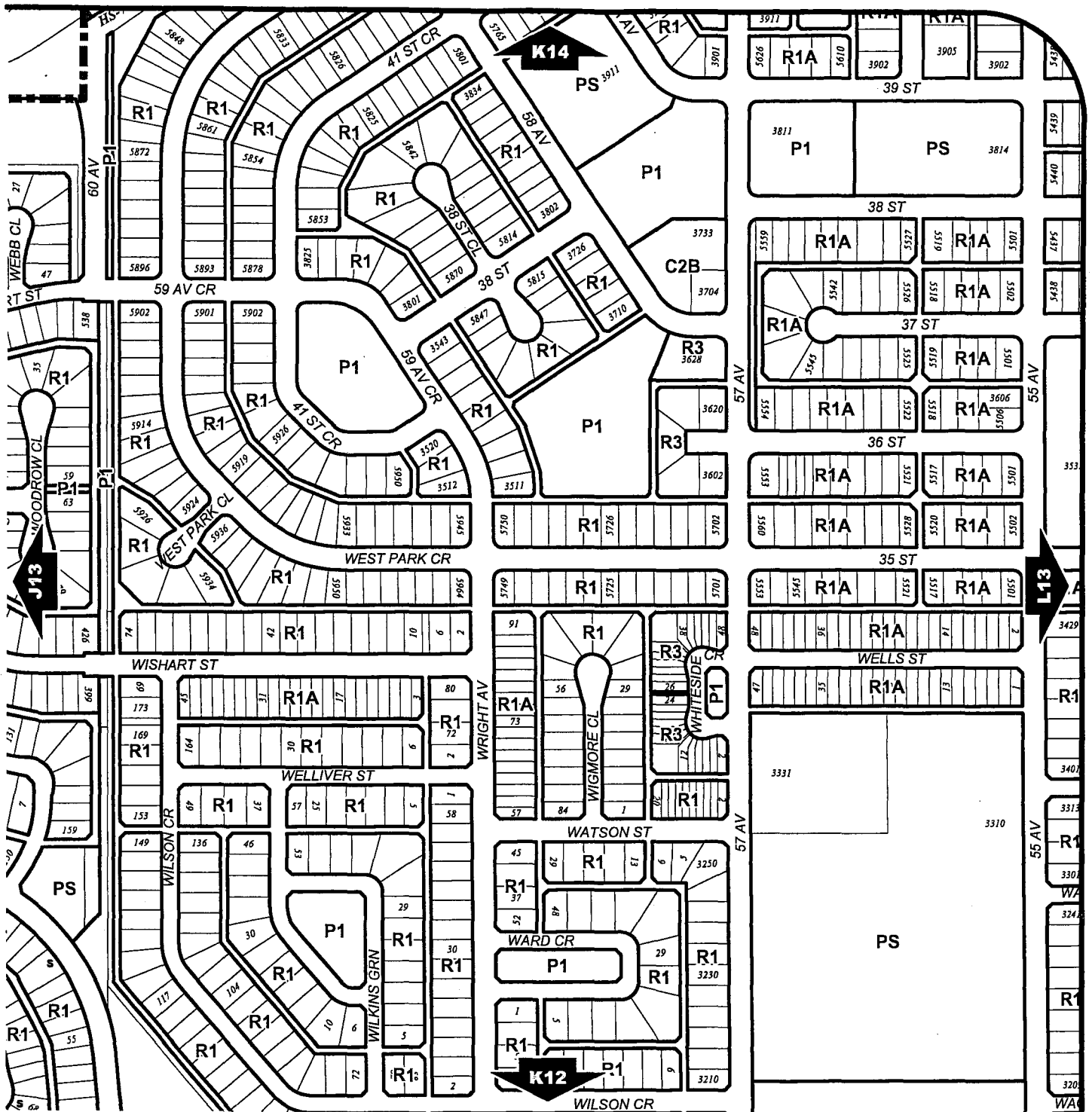
Printed on Jun 08, 2006

Land Use Districts

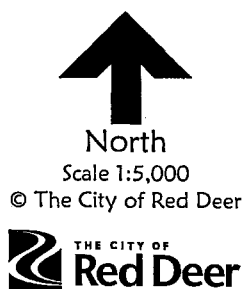
K12

SW1/4 Sec8 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



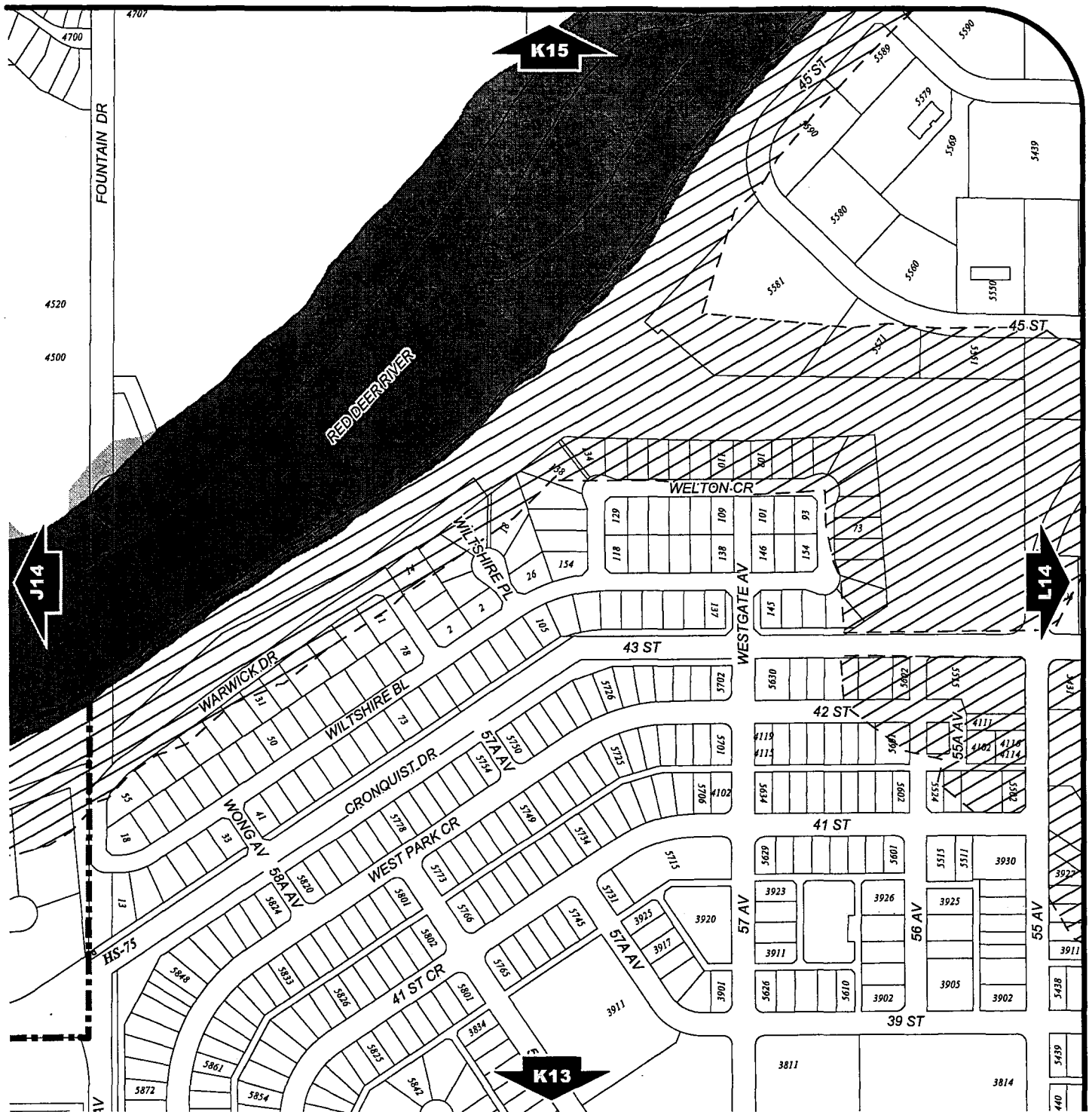
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(0)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D9S	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

K13

NW¼ Sec8 38-27-W4



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

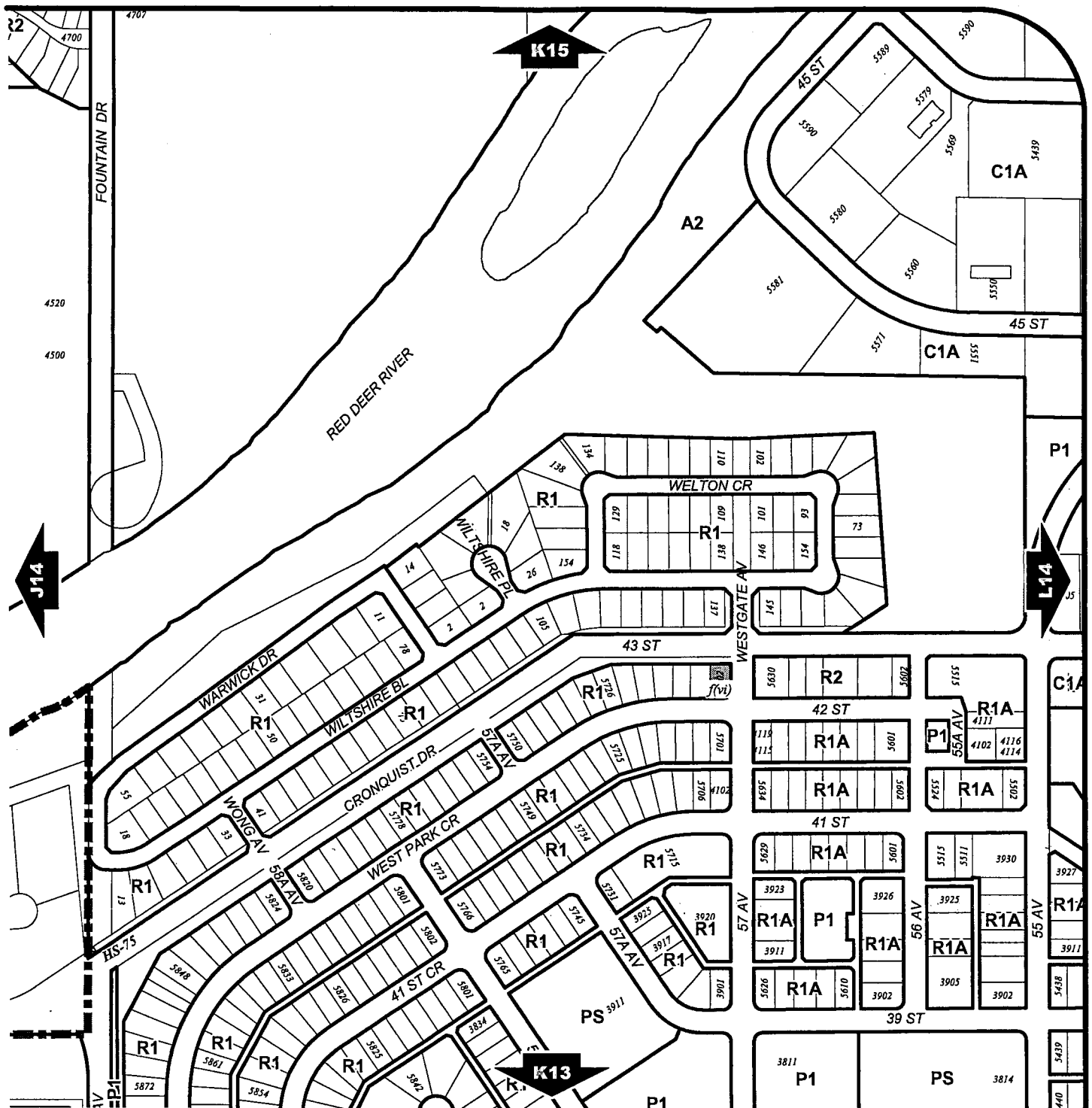
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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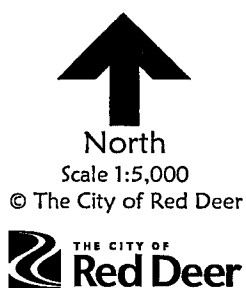
Land Use Constraints

K14

SW¼ Sec17 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

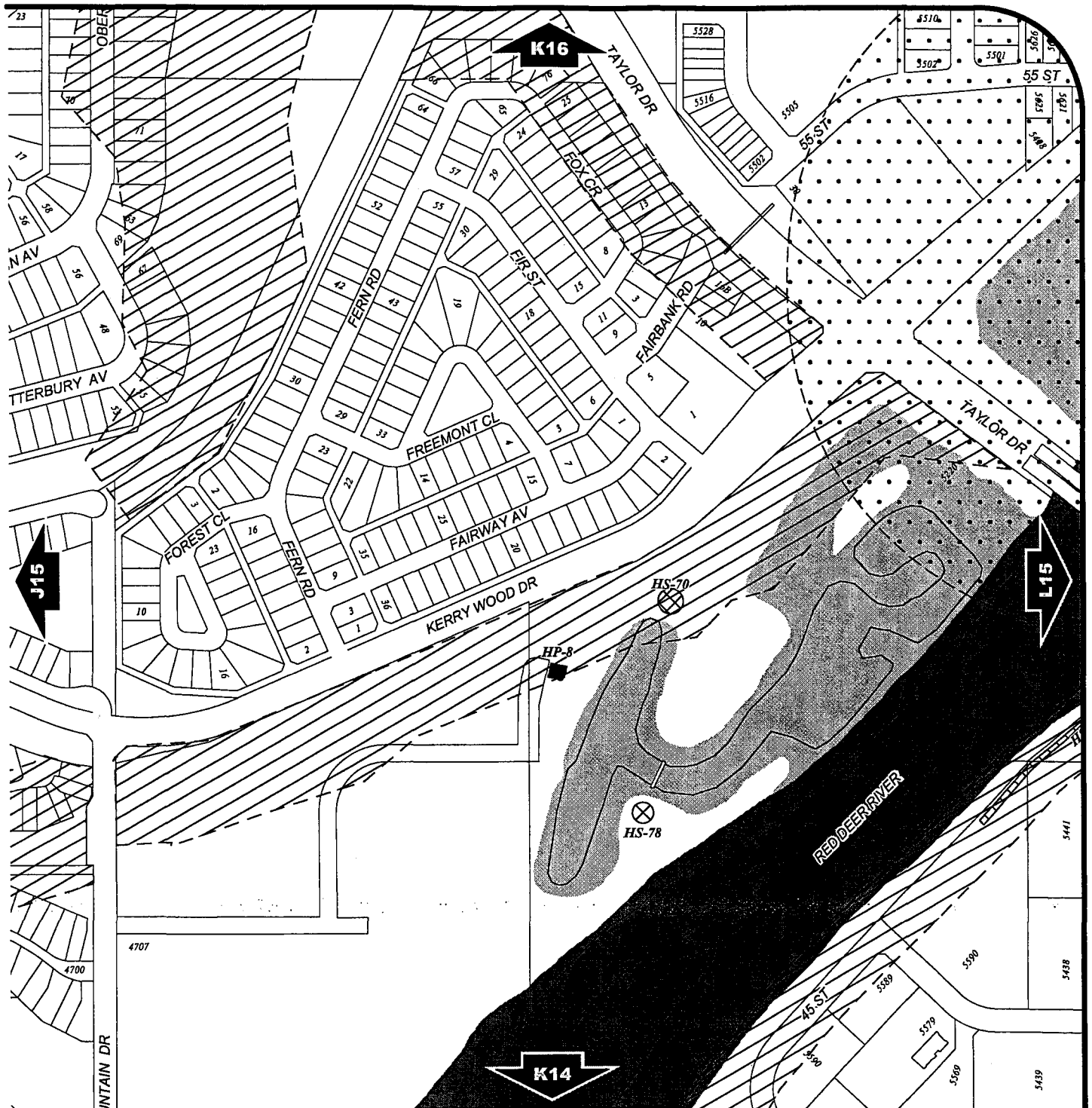
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Land Use Districts

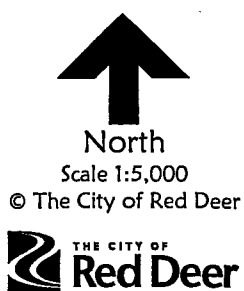
K14

SW¼ Sec17 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

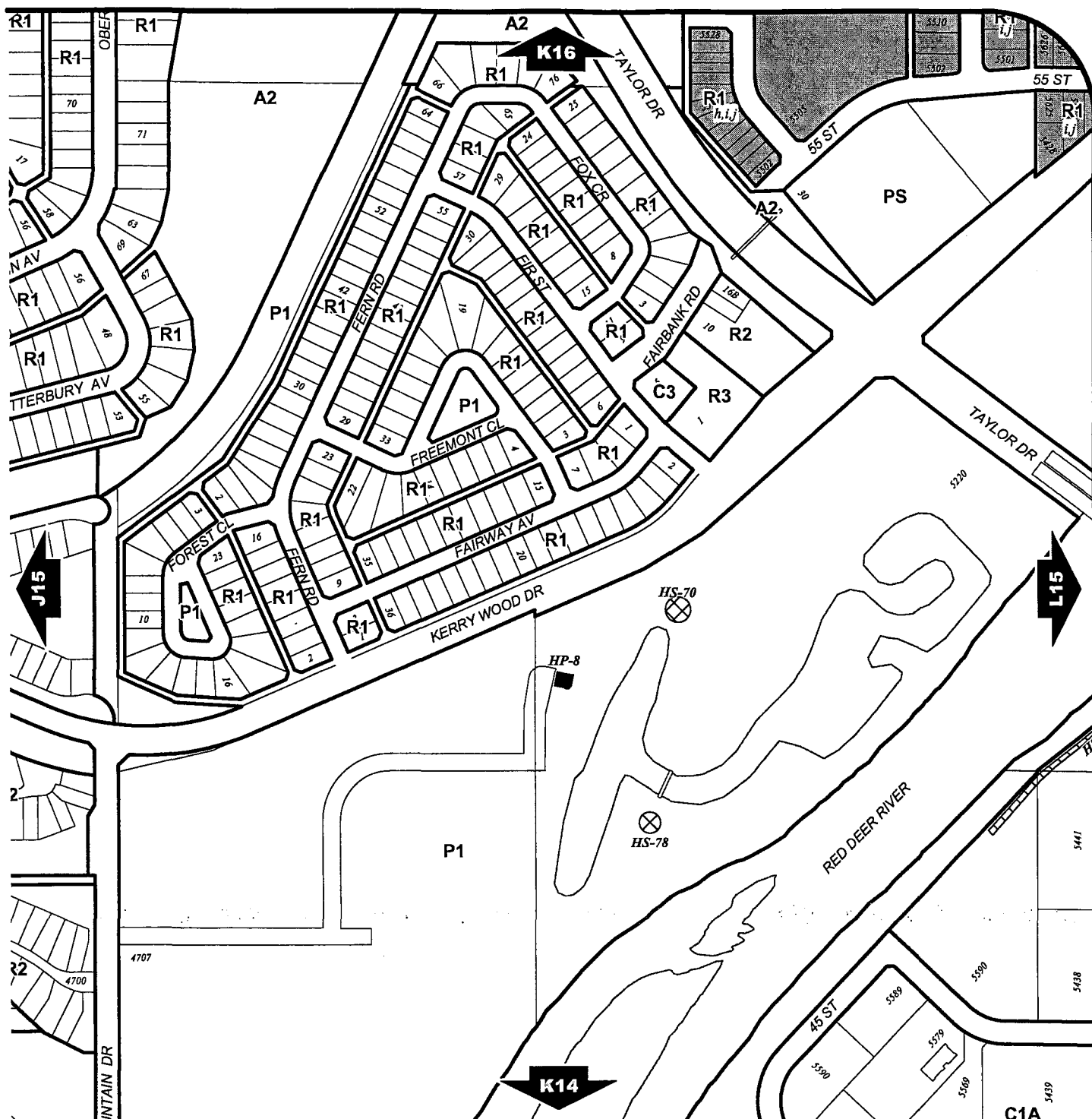
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K15

NW¼ Sec17 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

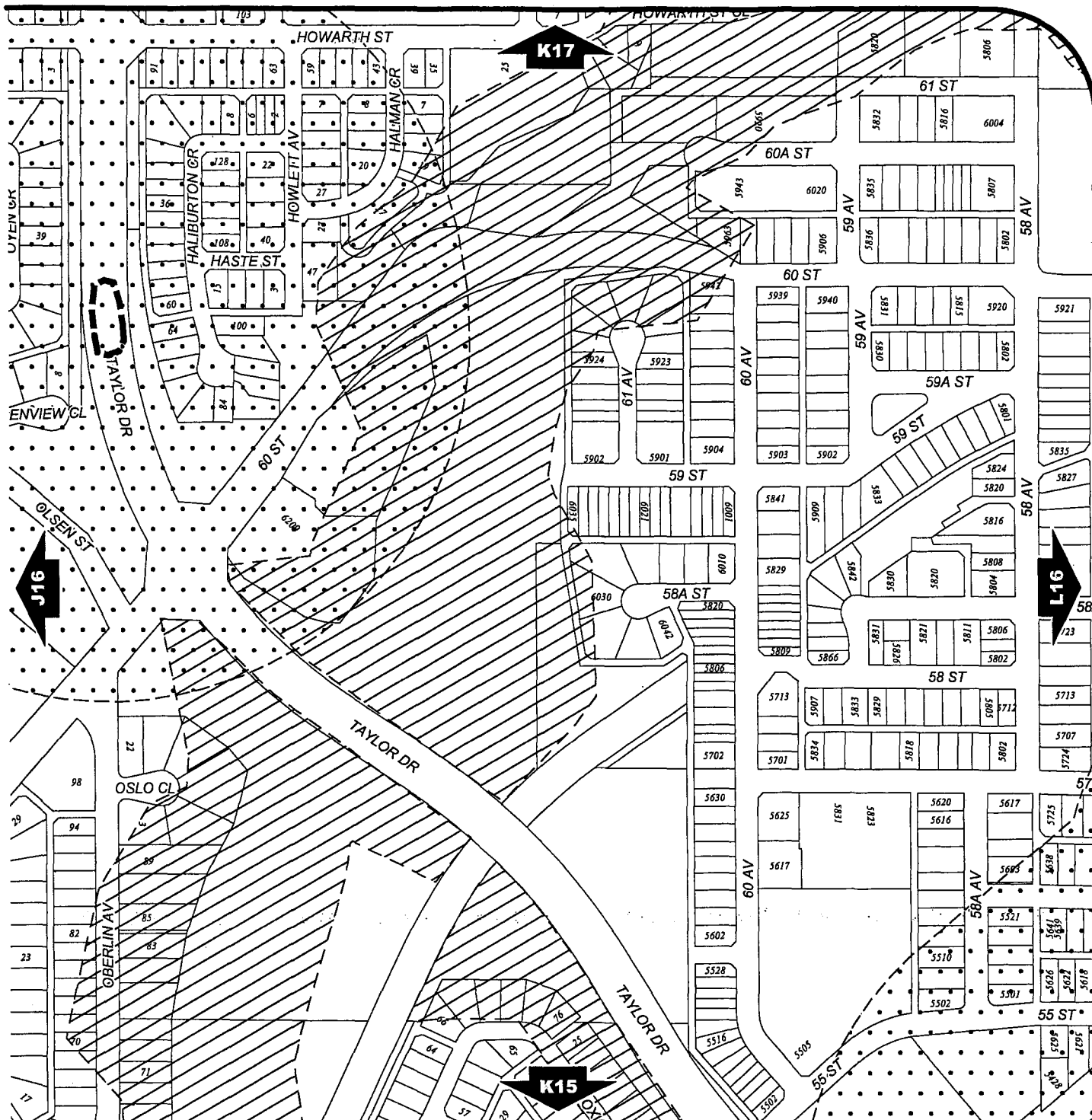
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Land Use Districts

K15

NW¼ Sec17 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

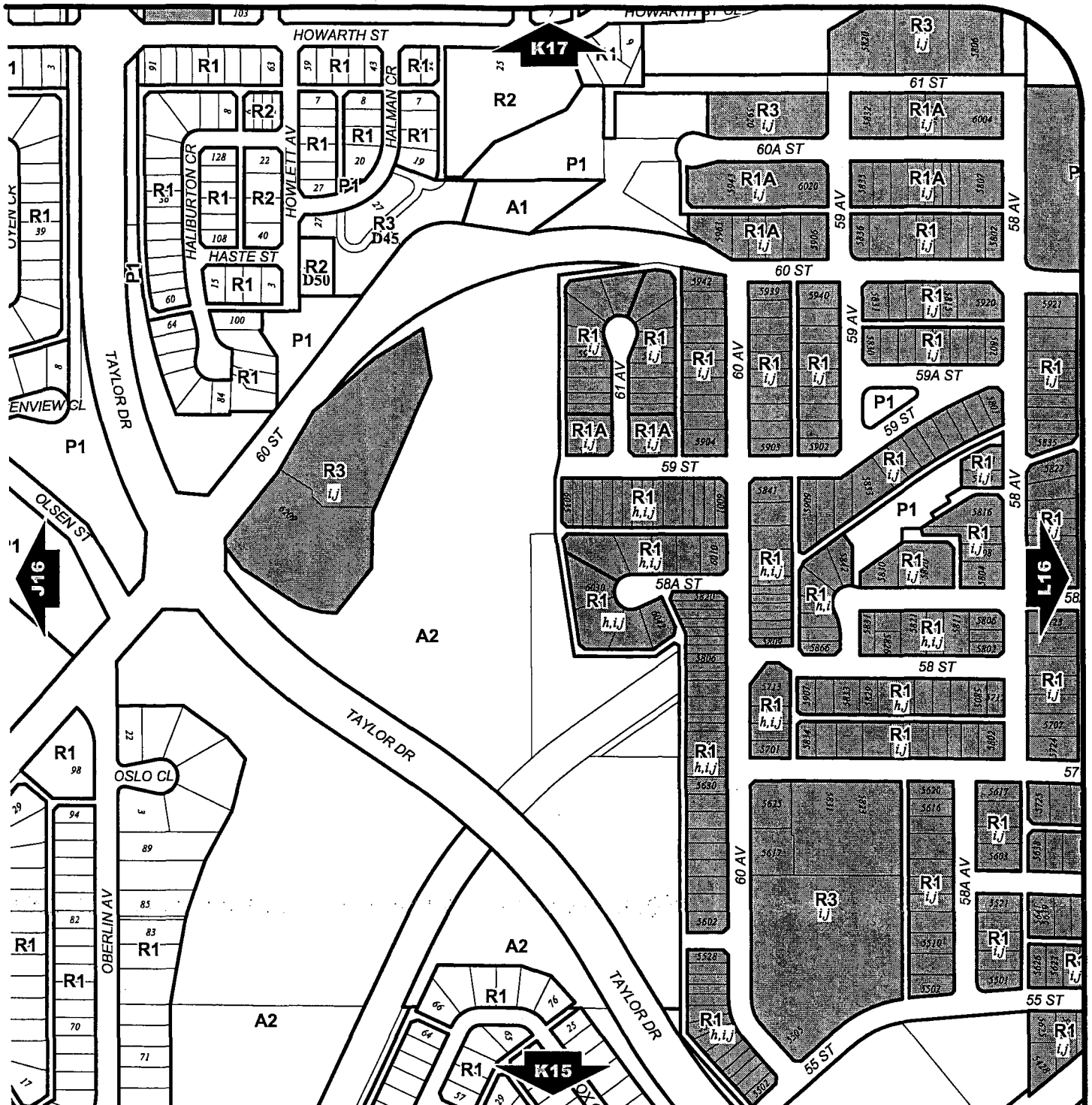
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K16

SW¼ Sec20 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e/j	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

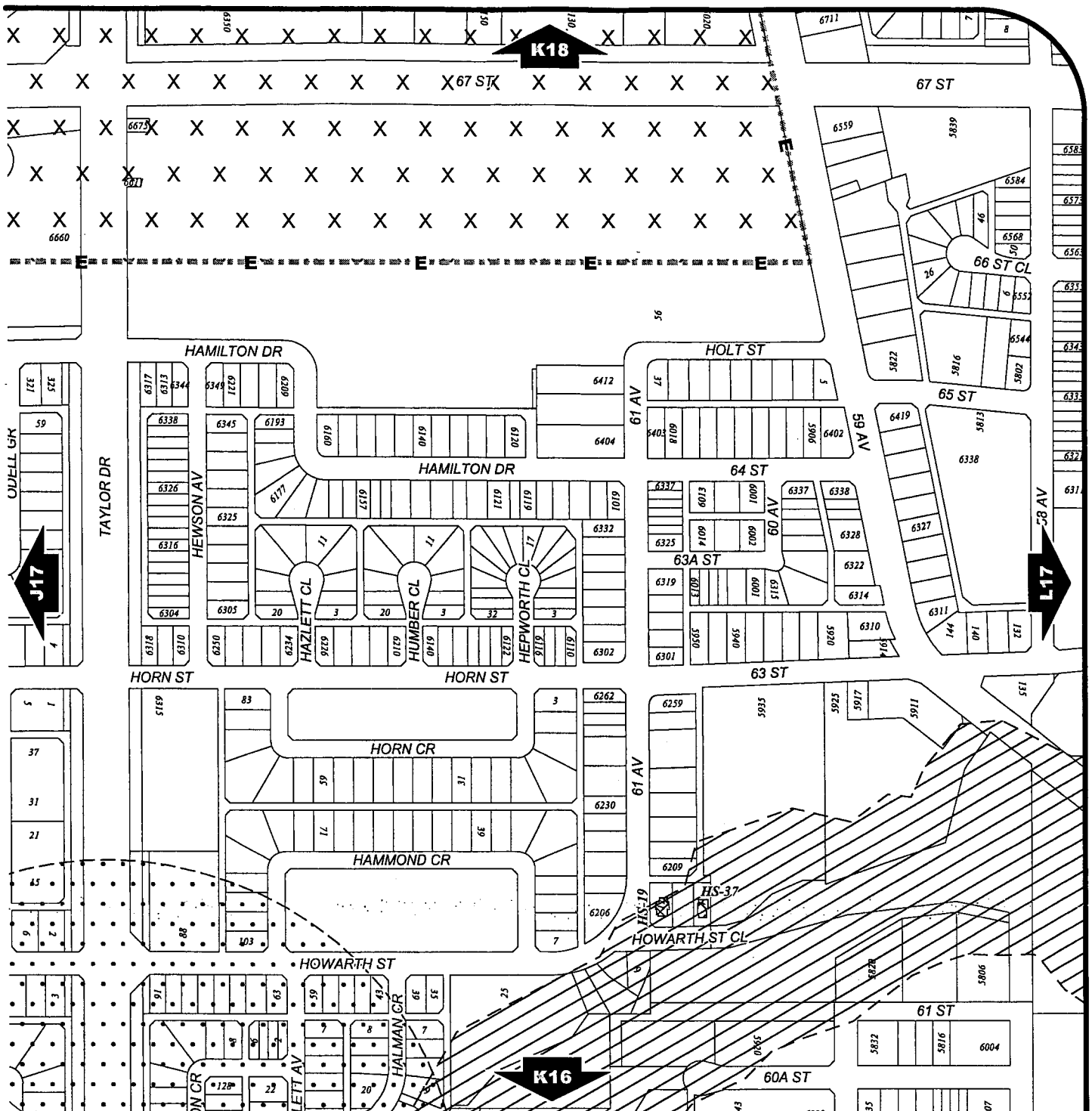
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Land Use Districts

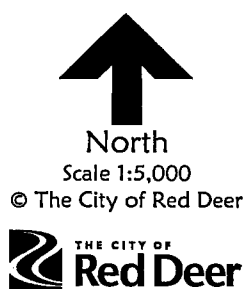
K16

SW¼ Sec20 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

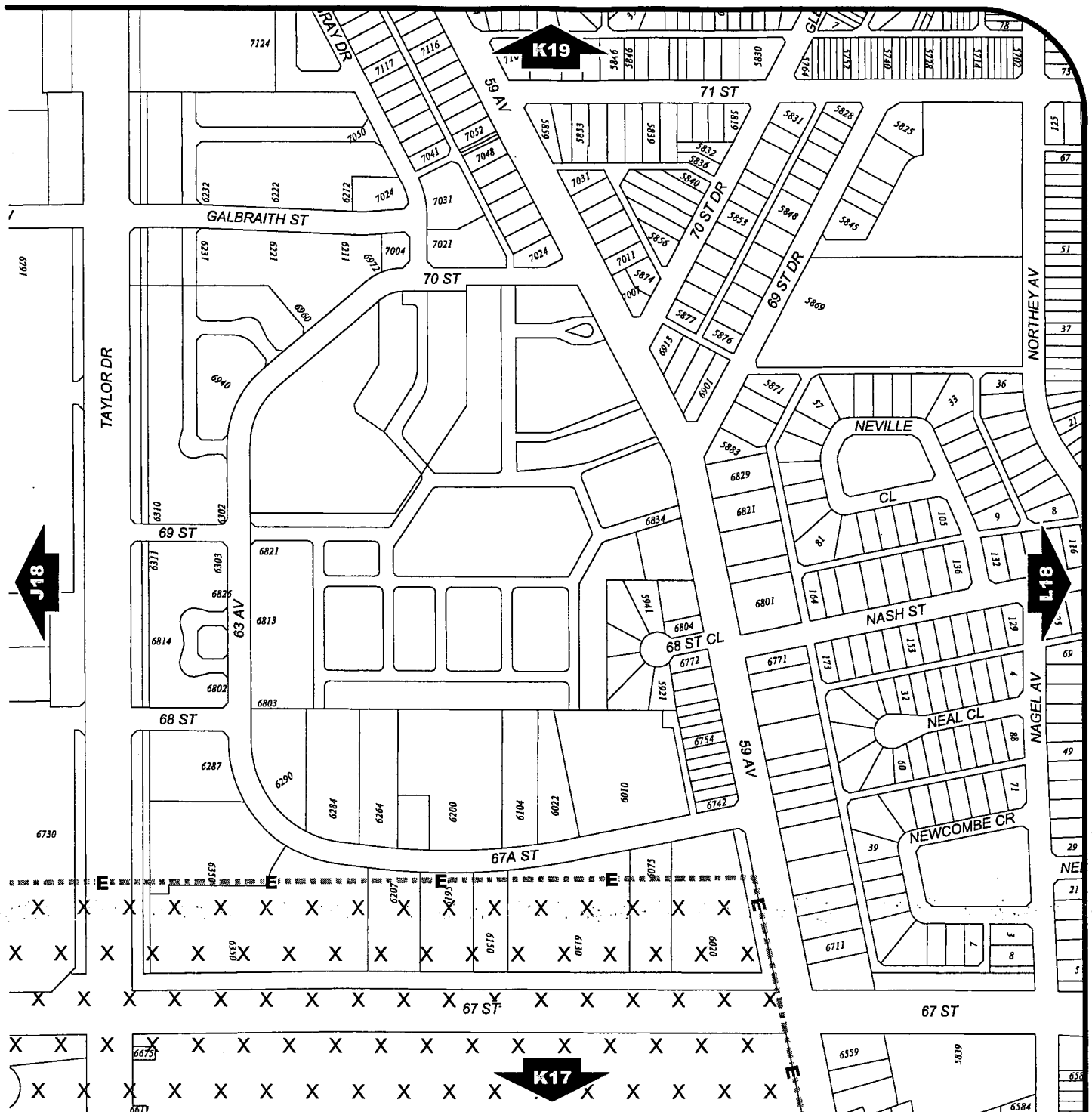
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K17

NW¼ Sec20 38-27-W4



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

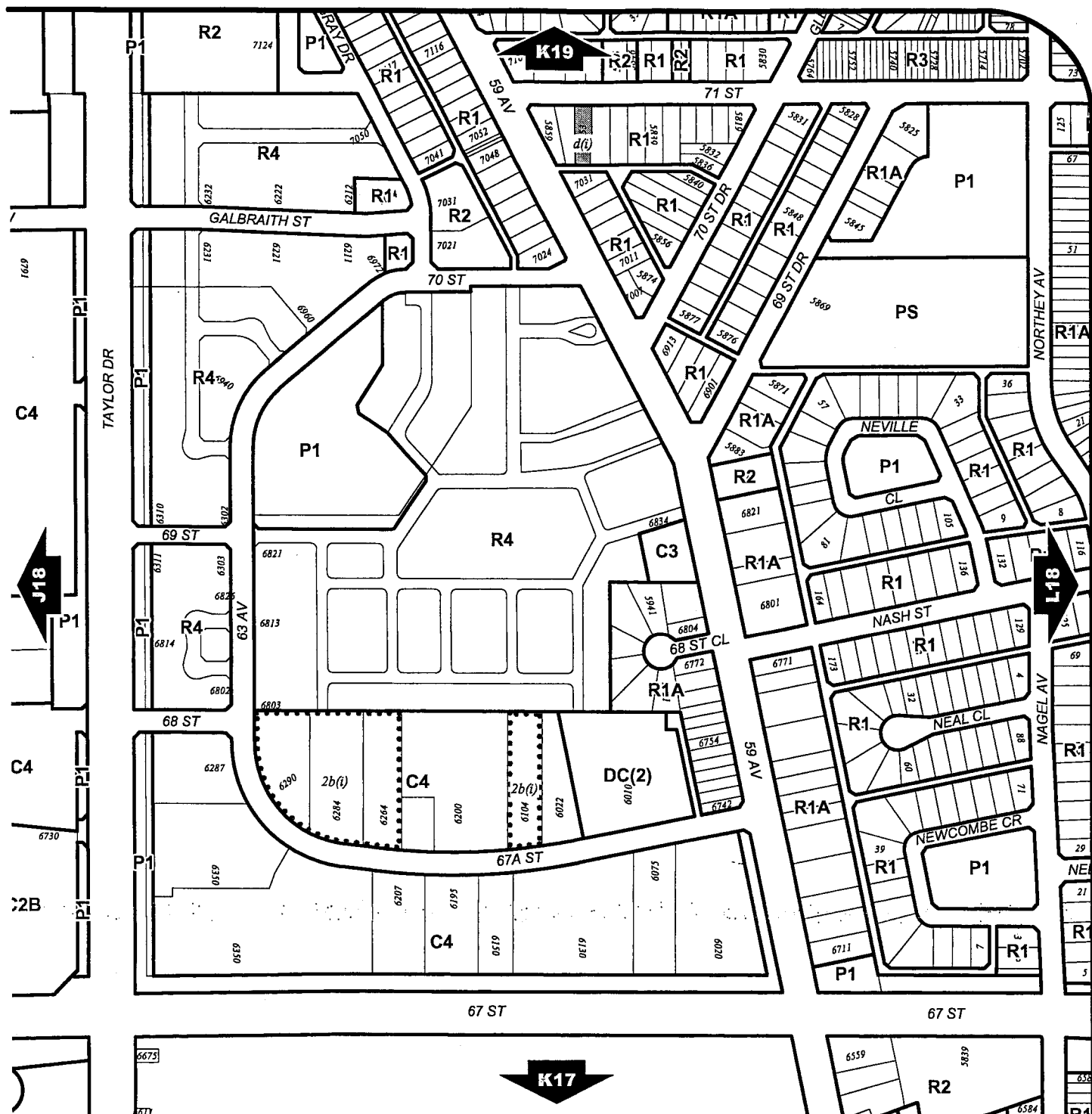
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

K18

SW¼ Sec29 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

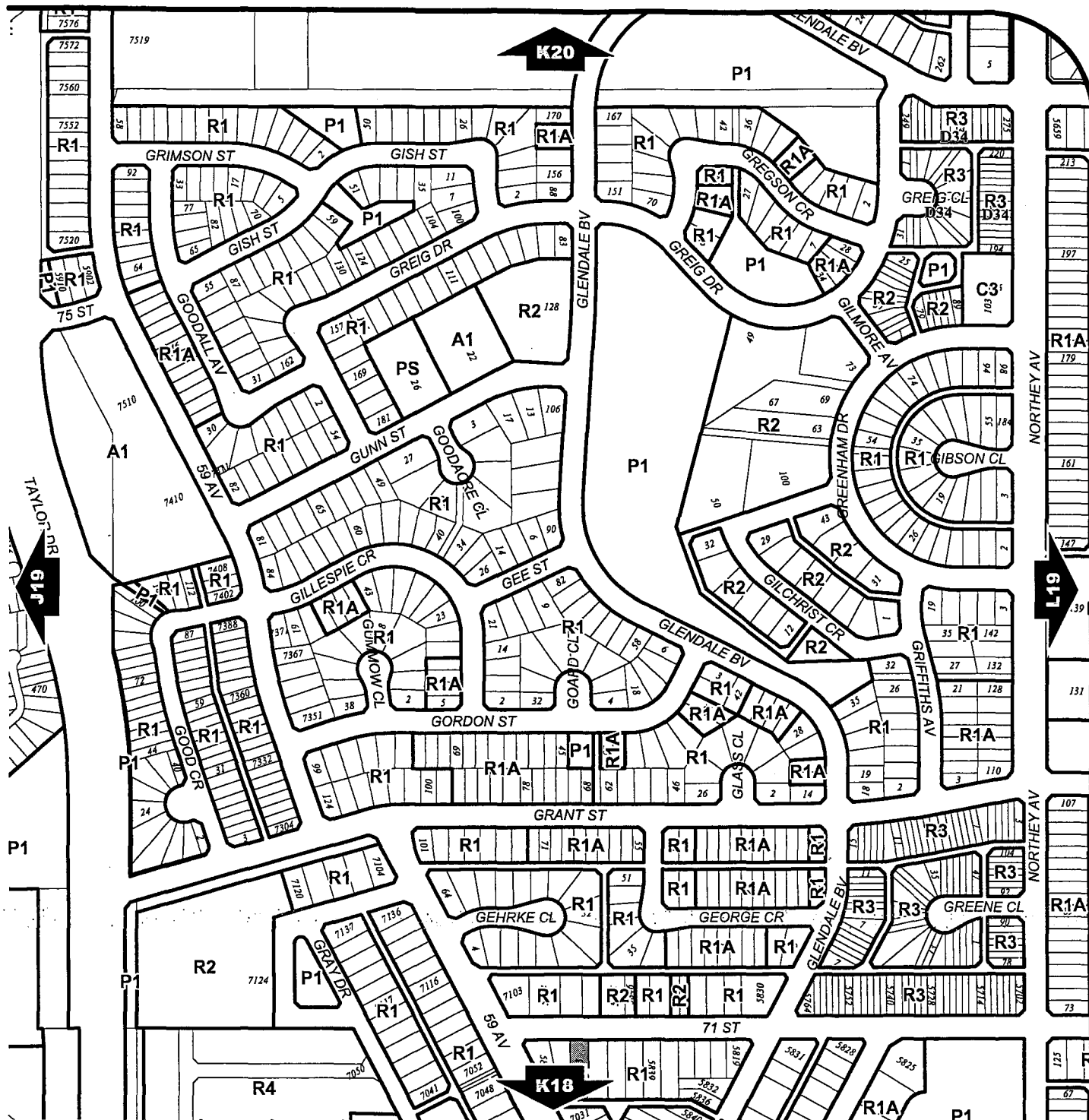
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Land Use Districts

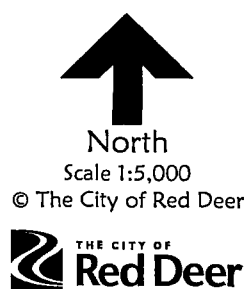
K18

SW¼ Sec29 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Land Use District Boundary
- R1** Land Use District
- Exception to District
- e(6)** Exception Number
- ... Exempted from District
- 2a** Exempted Number
- V18** Height Overlay District
- D95** Density Overlay District
- s** Secondary Suite Permitted

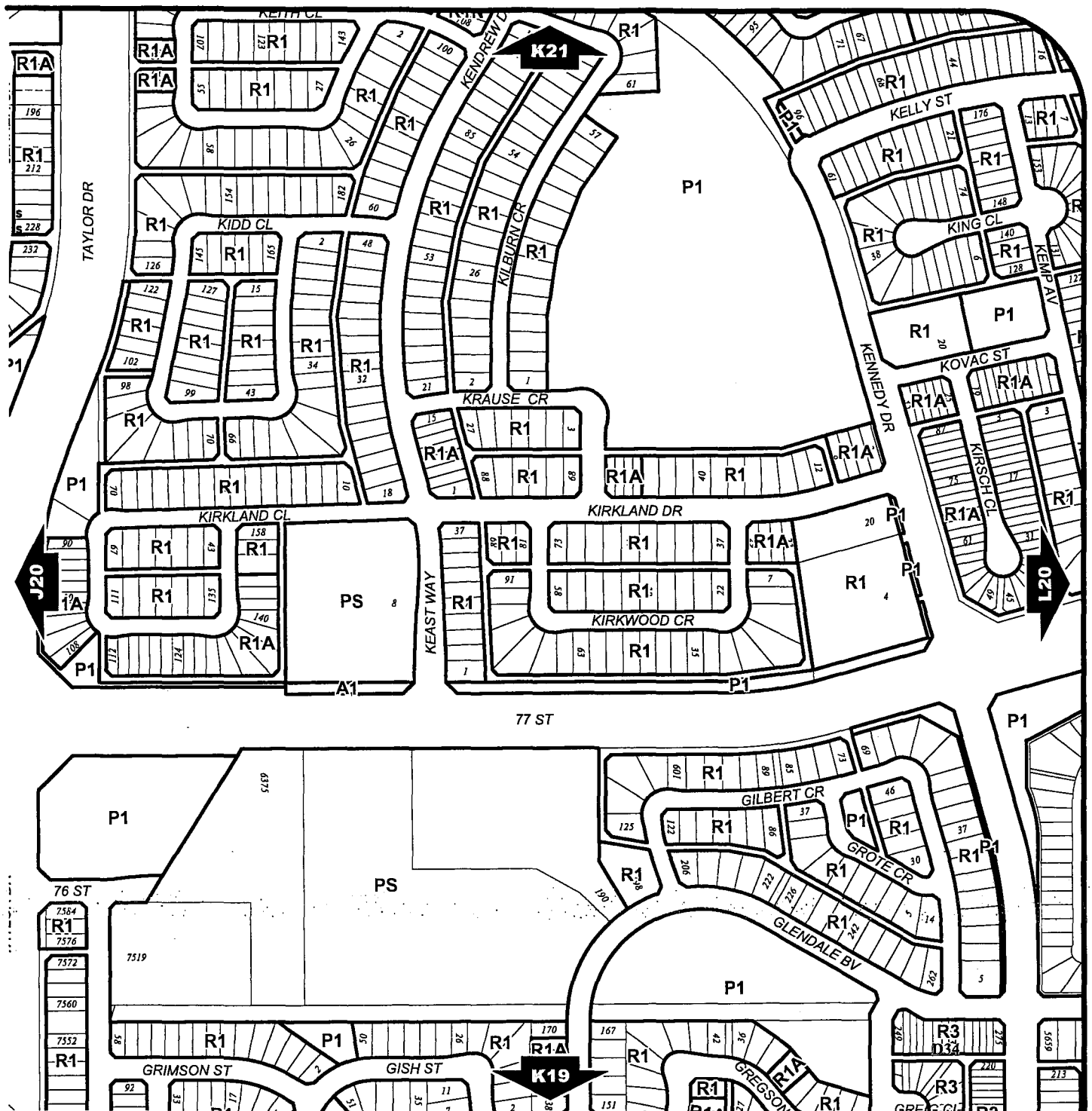
- Historical Preservation Sites
- Historically Significant Sites
- HR-32** Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Districts

K19

NW¼ Sec29 38-27-W4



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North

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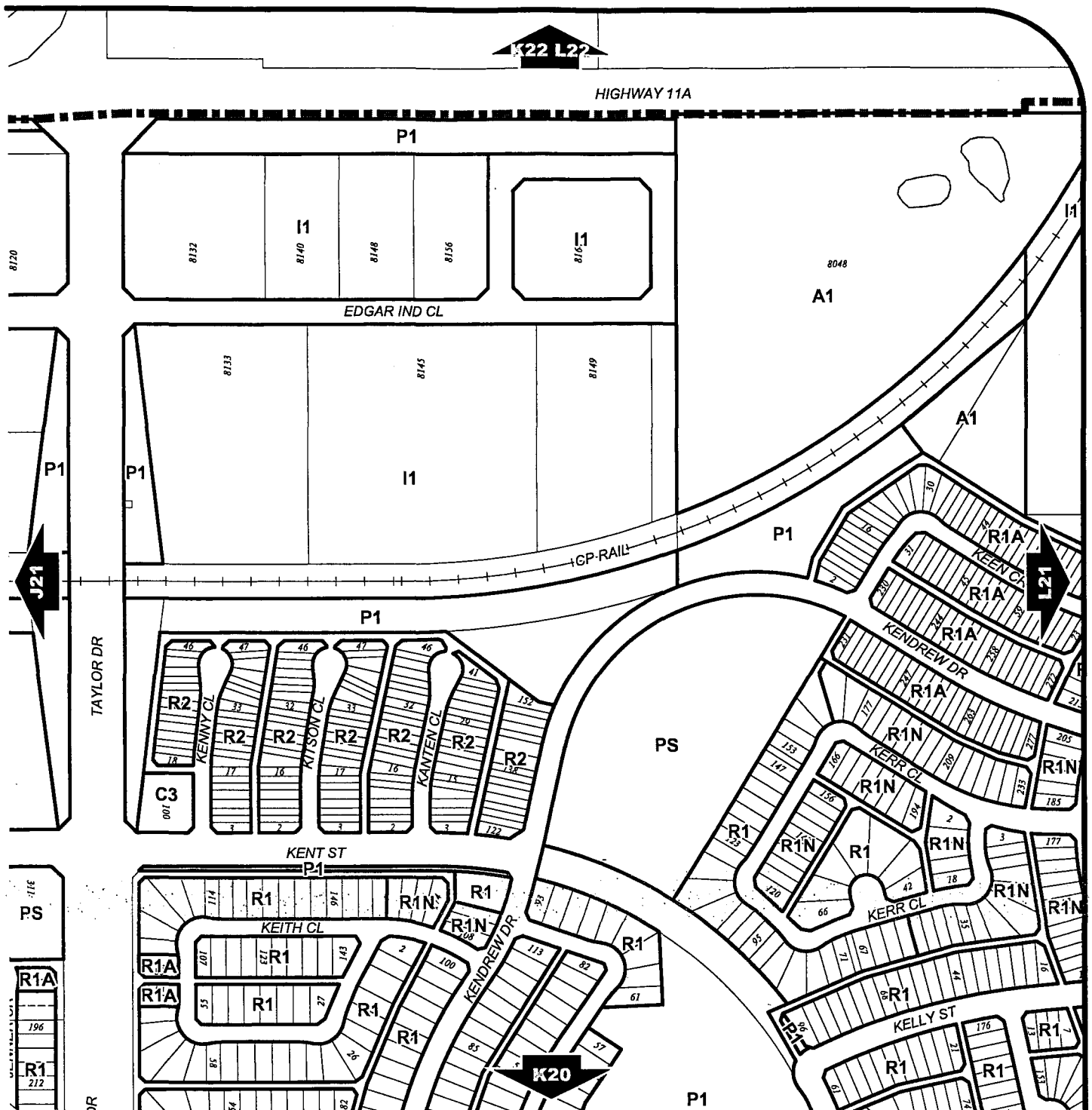
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

K20

SW1/4 Sec32 38-27-W4



Land Use Bylaw 3357/2006



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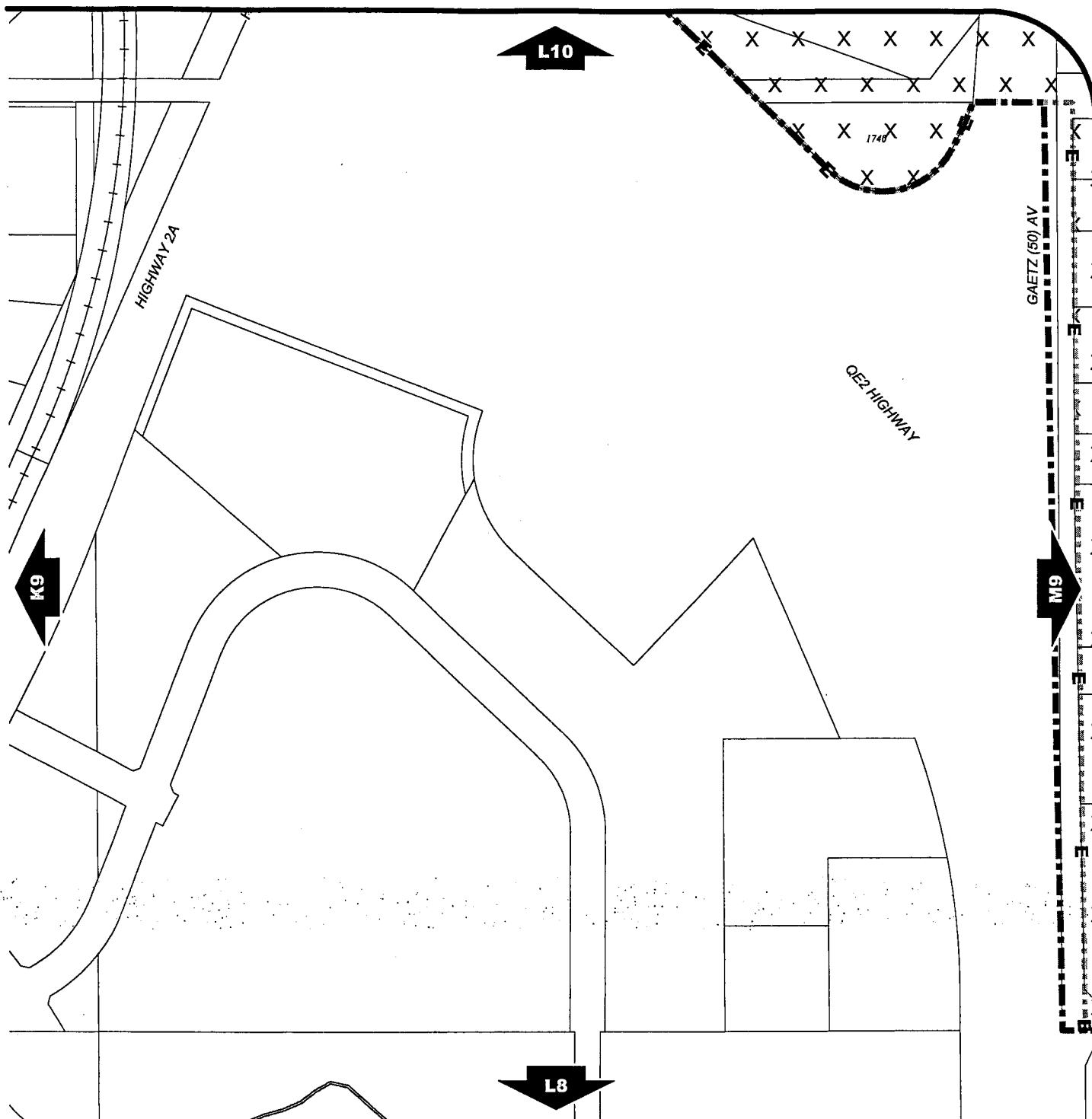
	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

K21

NW 1/4 Sec 32 38-27-W4



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

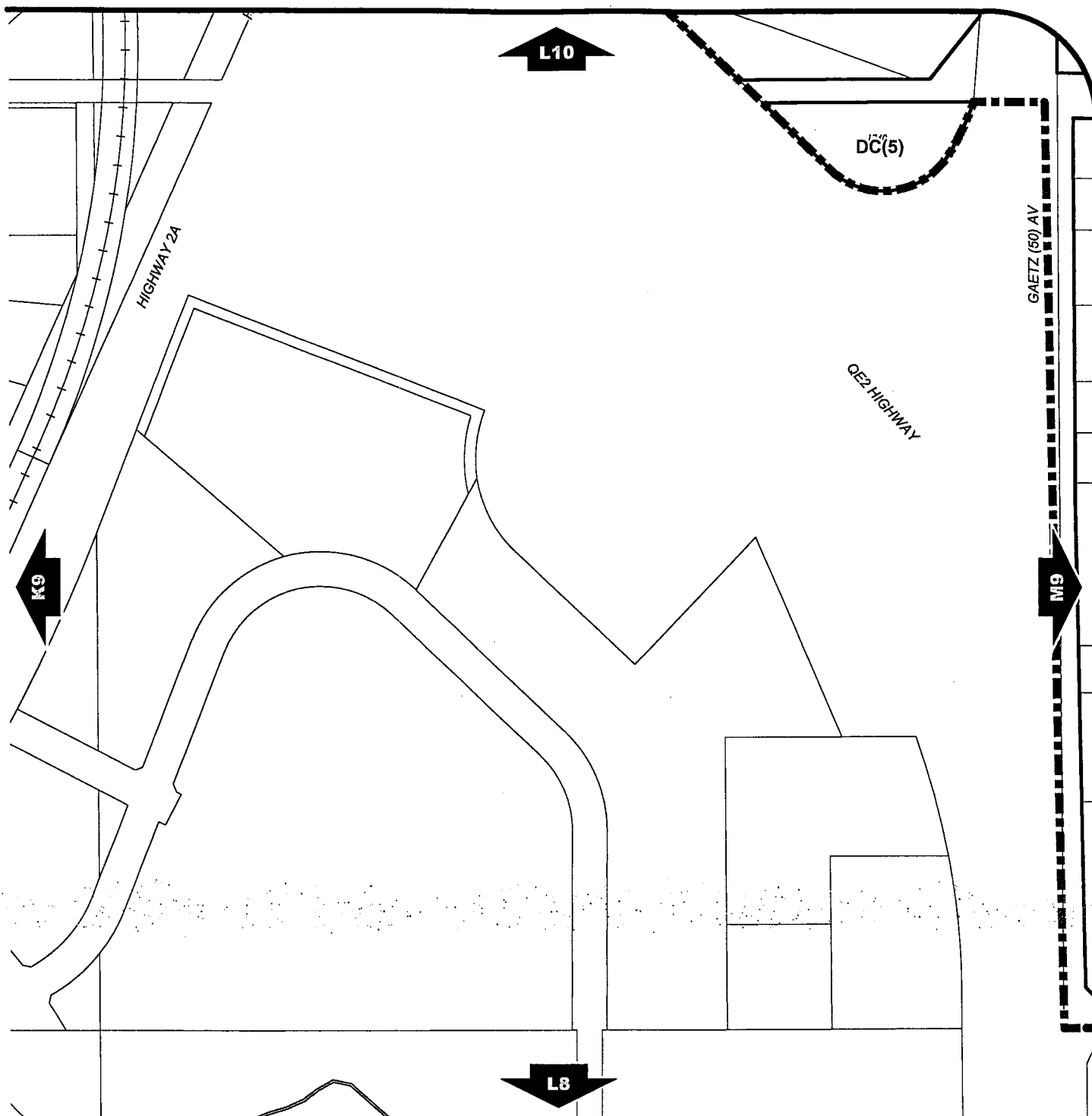
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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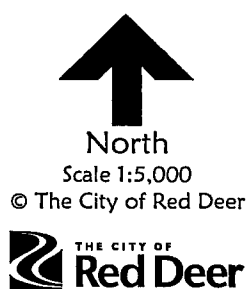
Land Use Constraints

L9

NE1/4 Sec32 37-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
<i>e(1)</i>	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

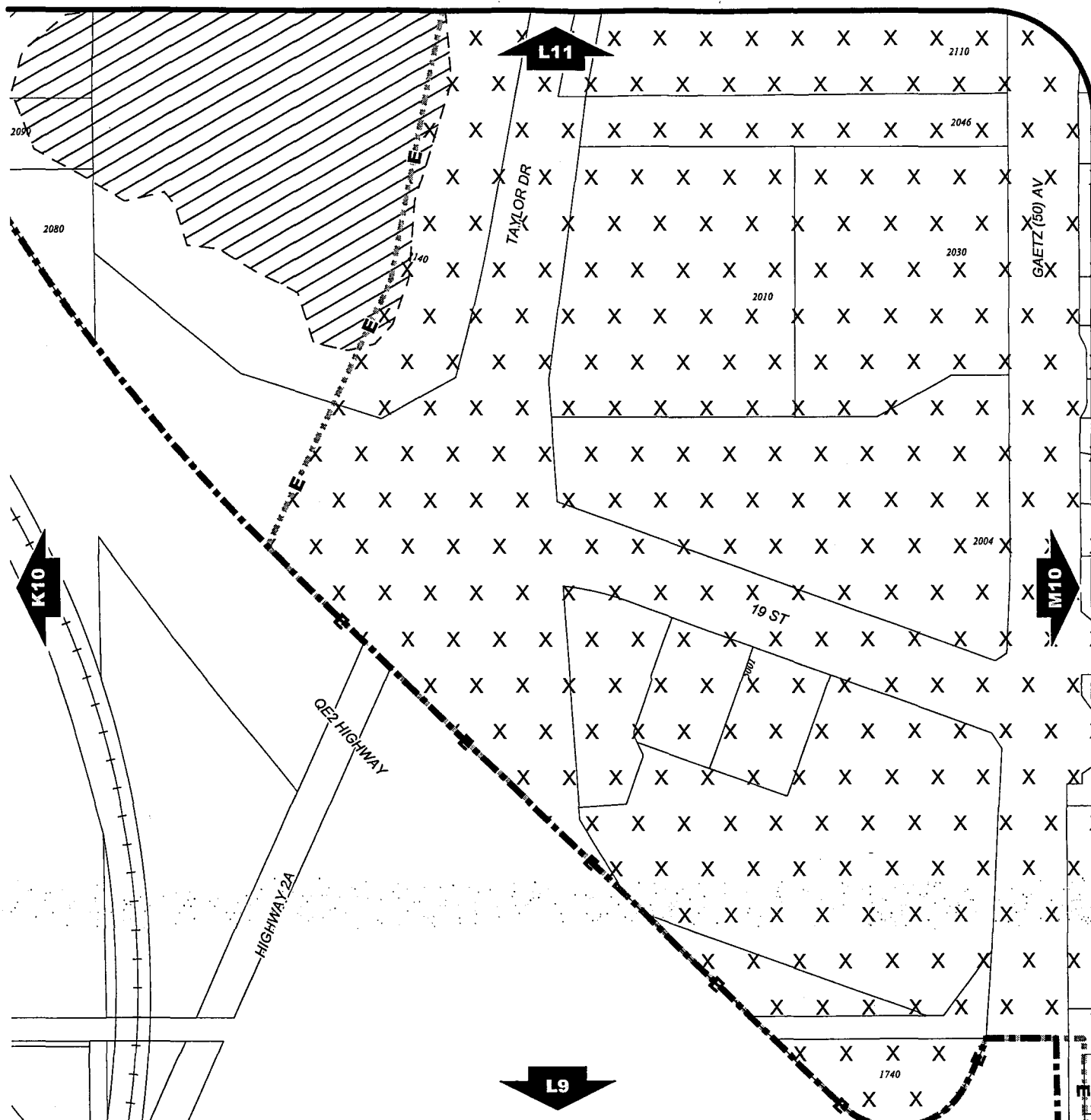
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Land Use Districts

L9

NE¼ Sec32 37-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

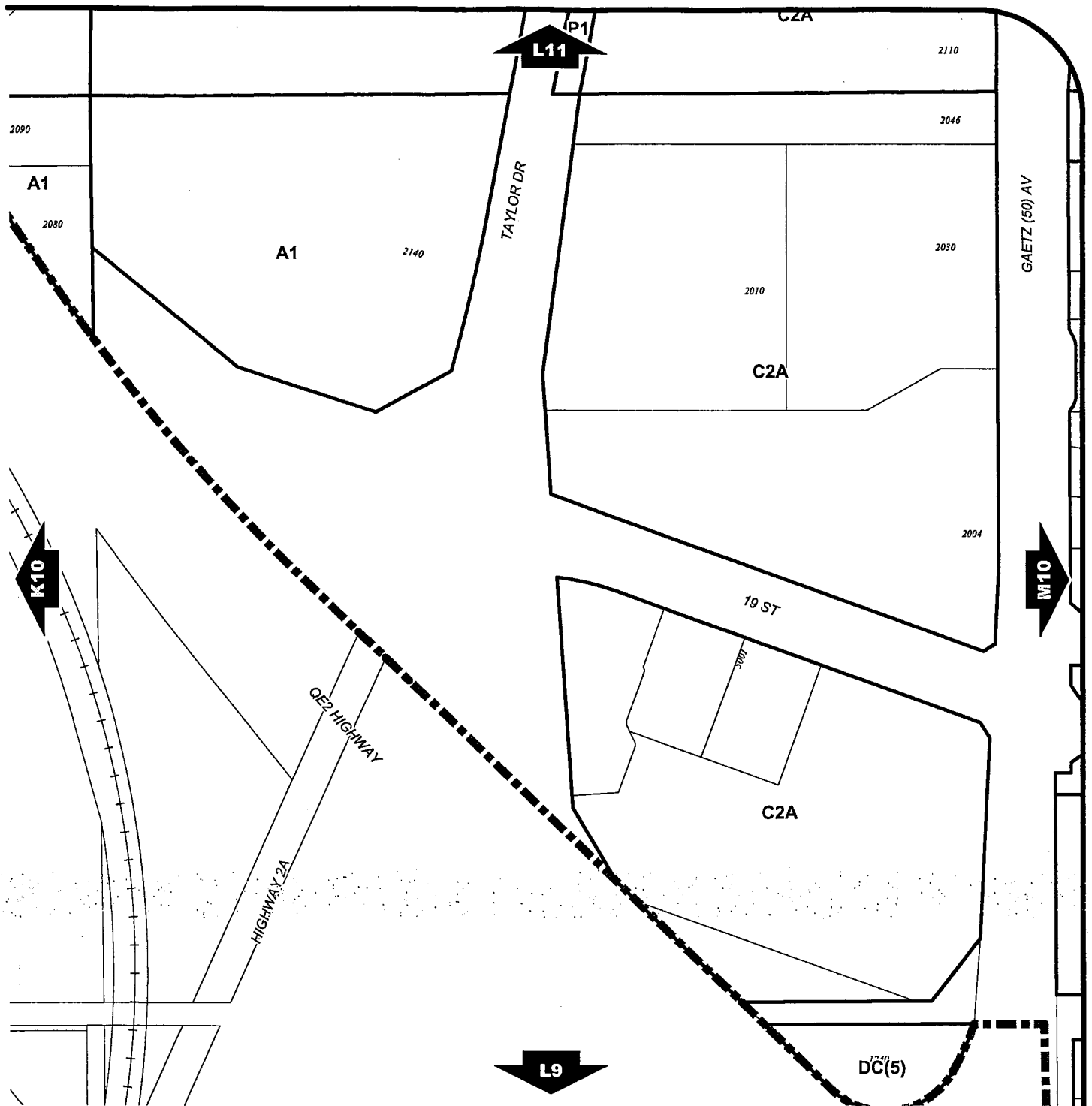
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L10

SE1/4 Sec5 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

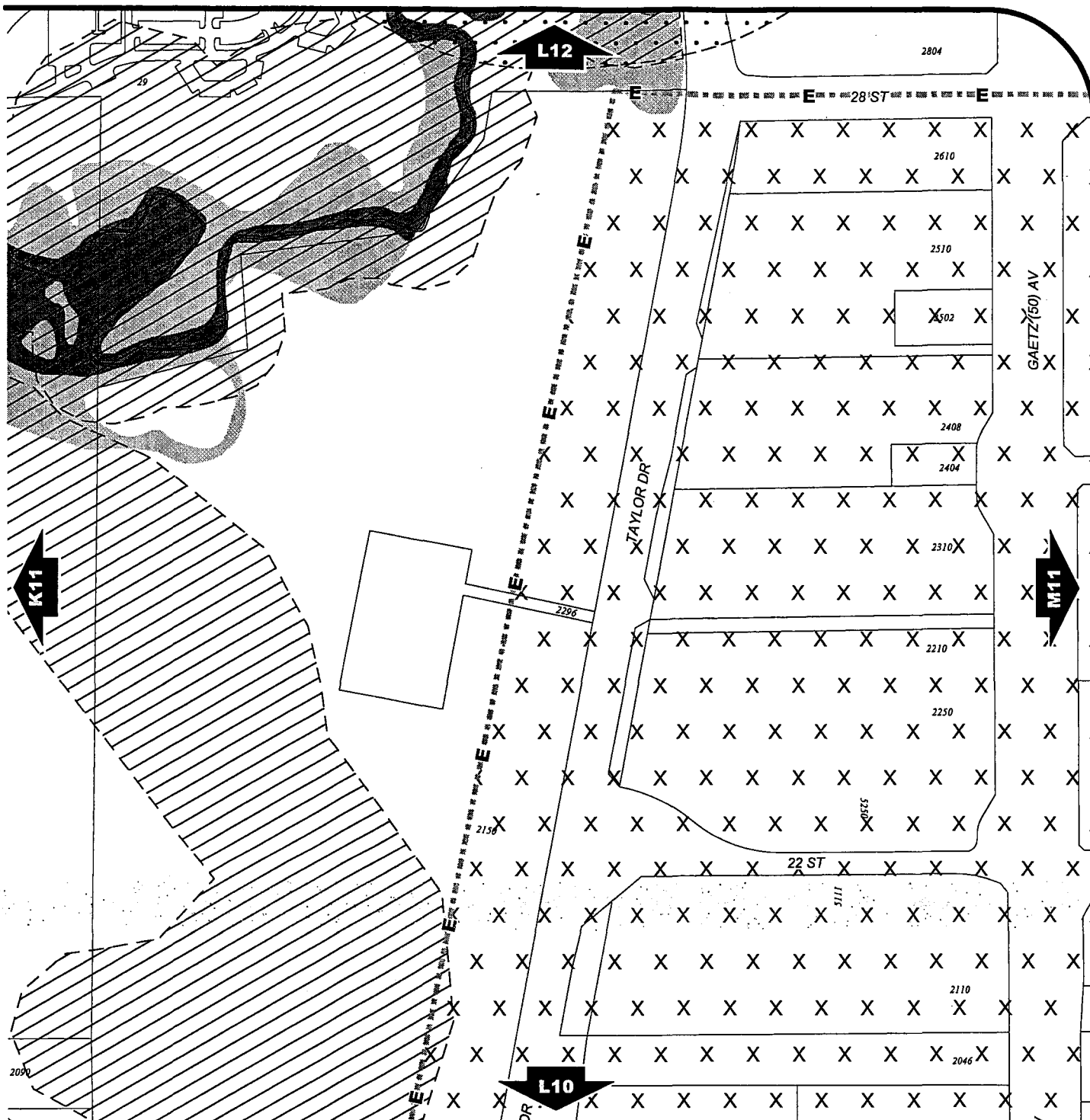
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Land Use Districts

L10

SE¼ Sec5 38-27-W4

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Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

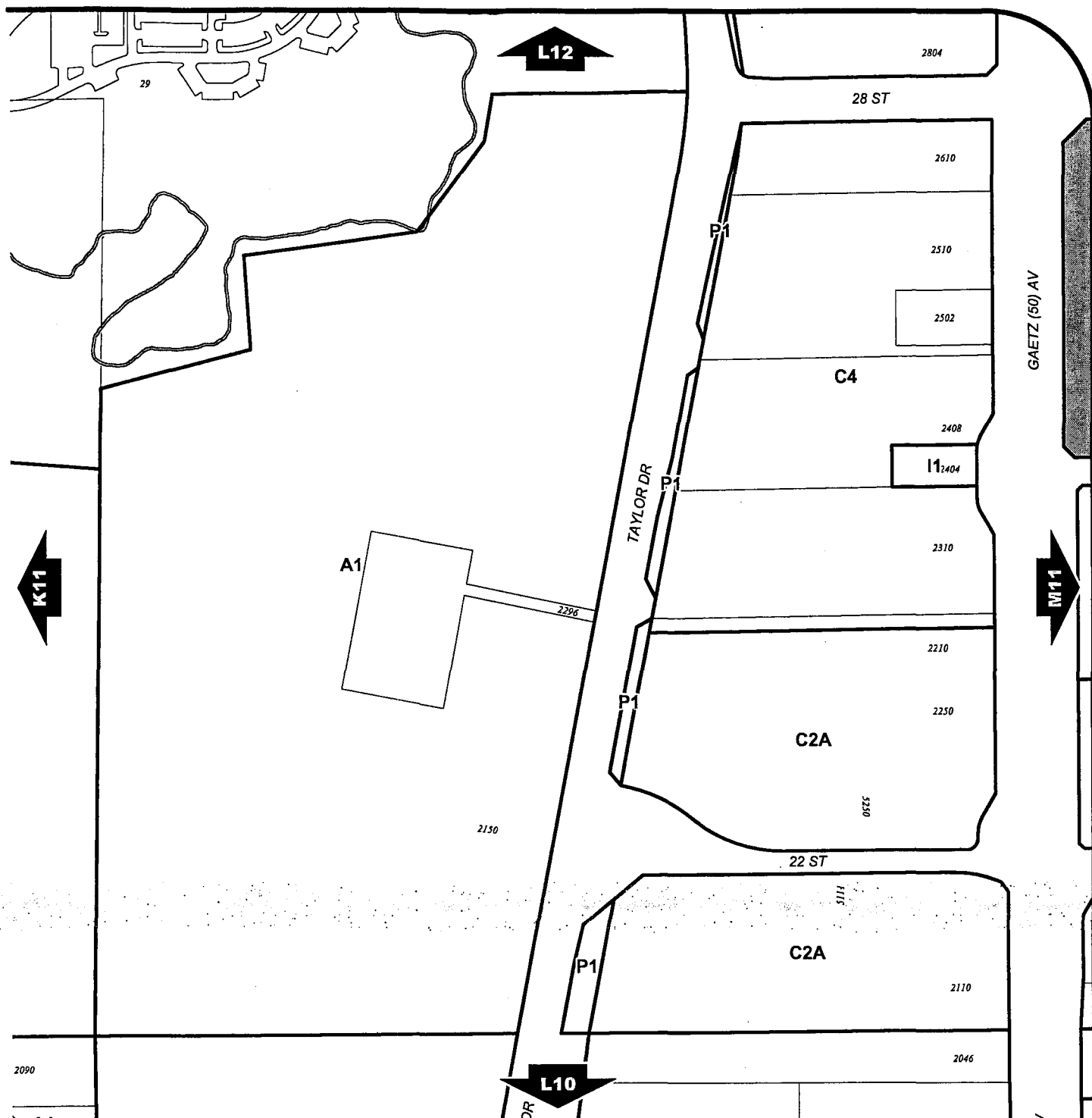
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L11

NE¼ Sec5 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
2a	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

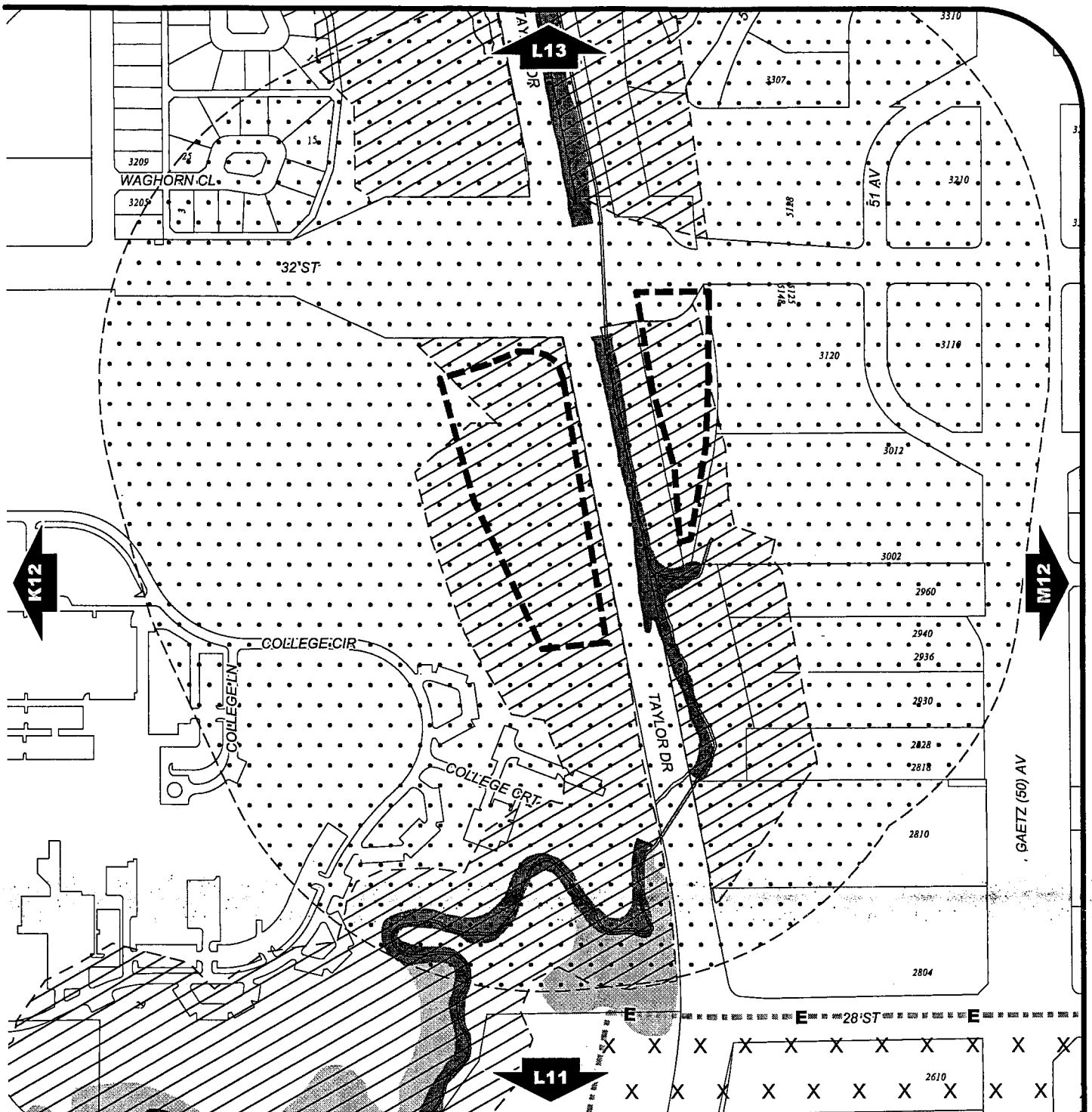
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Land Use Districts

L11

NE¼ Sec5 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

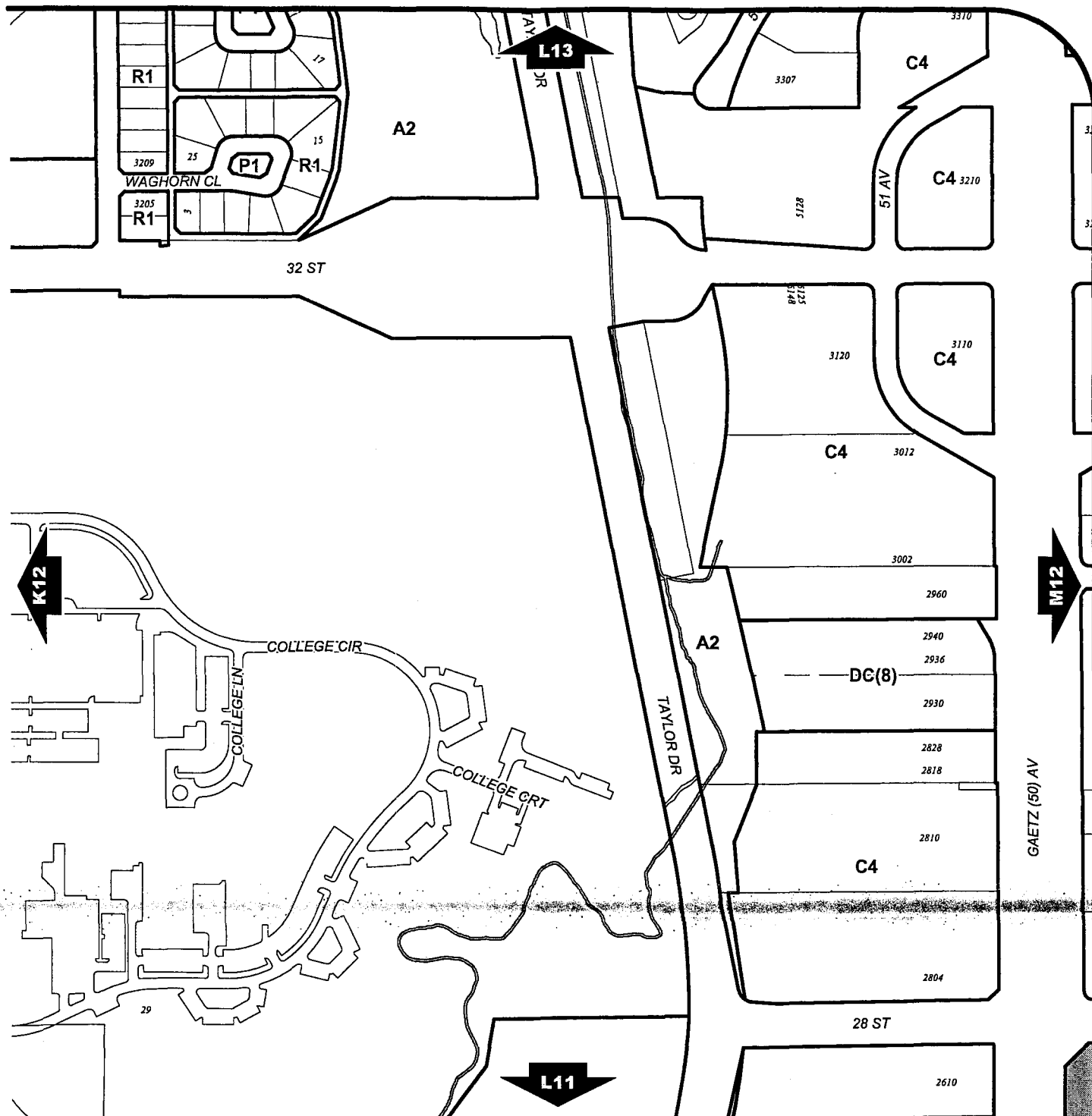
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L12

SE¼ Sec8 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
400	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

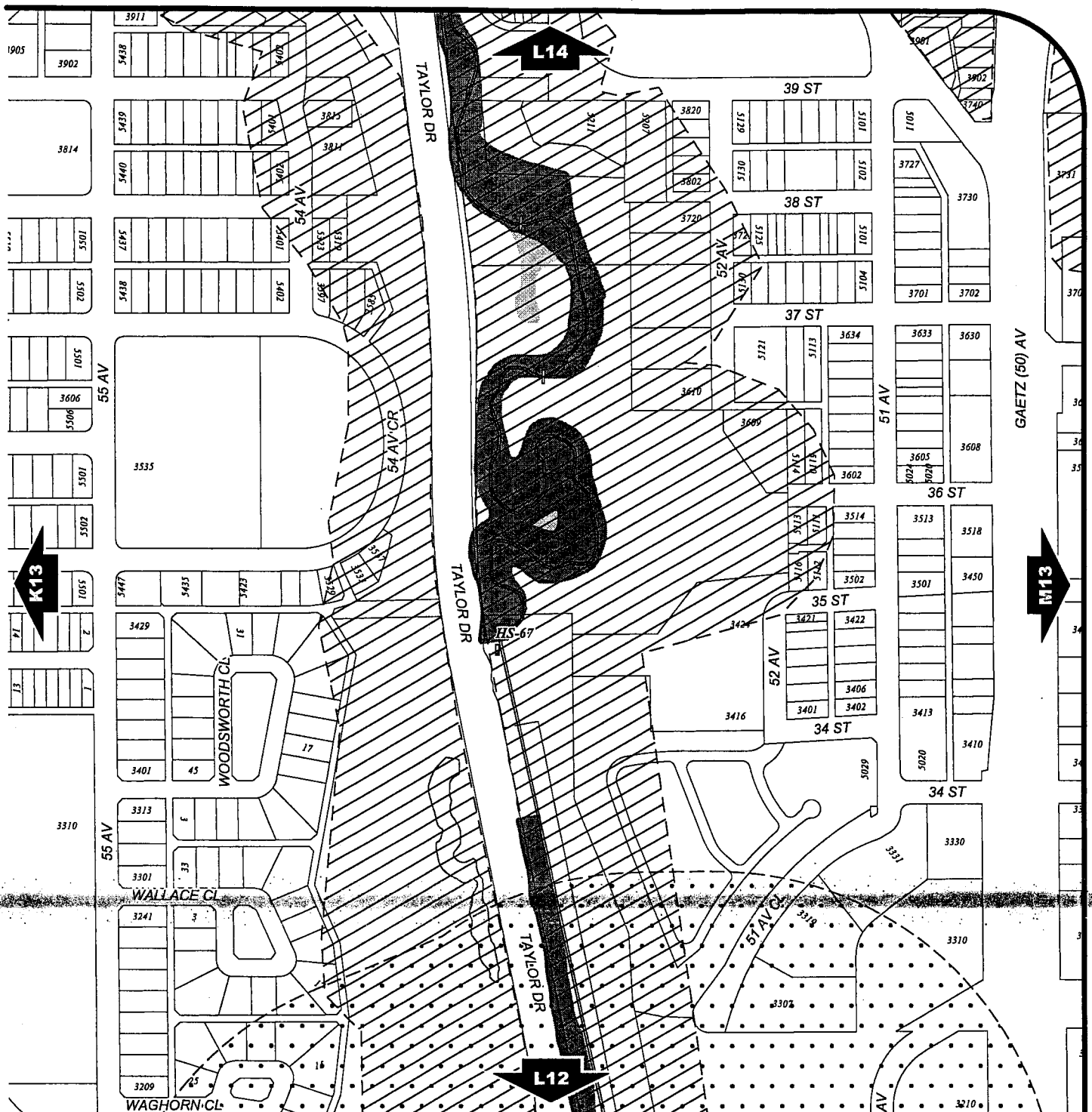
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Land Use Districts

L12

SE¼ Sec8 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

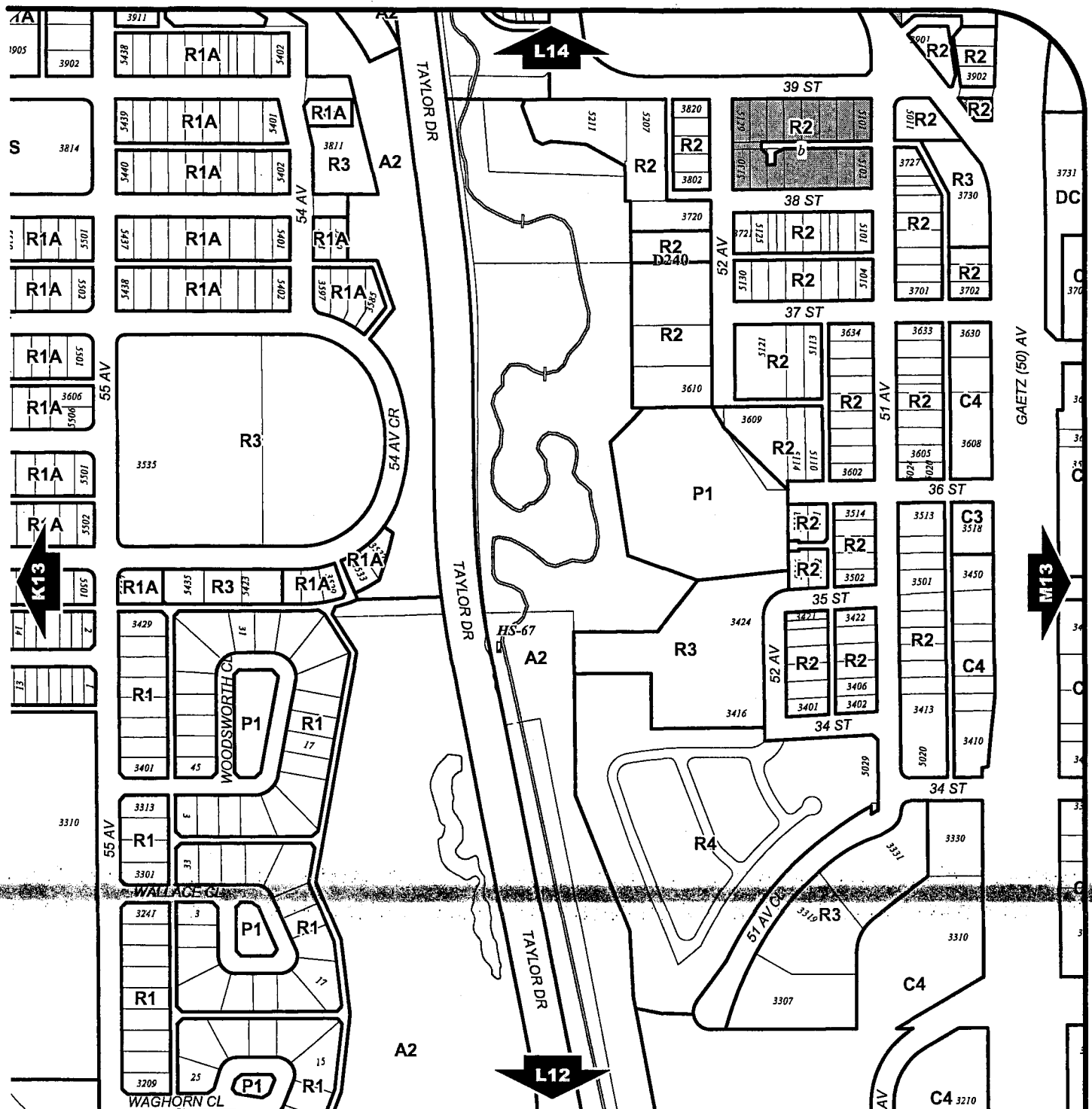
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L13

NE¼ Sec8 38-27-W4



Land Use Bylaw 3357/2006



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- | | | | |
|--|----------------------------|--|--------------------------------|
| | Land Use District Boundary | | Historical Preservation Sites |
| | Land Use District | | Historically Significant Sites |
| | Exception to District | | Historical Site Number |
| | Exception Number | | City Boundary |
| | Exempted from District | | Civic Address |
| | Exempted Number | | Railway |
| | Height Overlay District | | Proposed Lots |
| | Density Overlay District | | |
| | Secondary Suite Permitted | | |

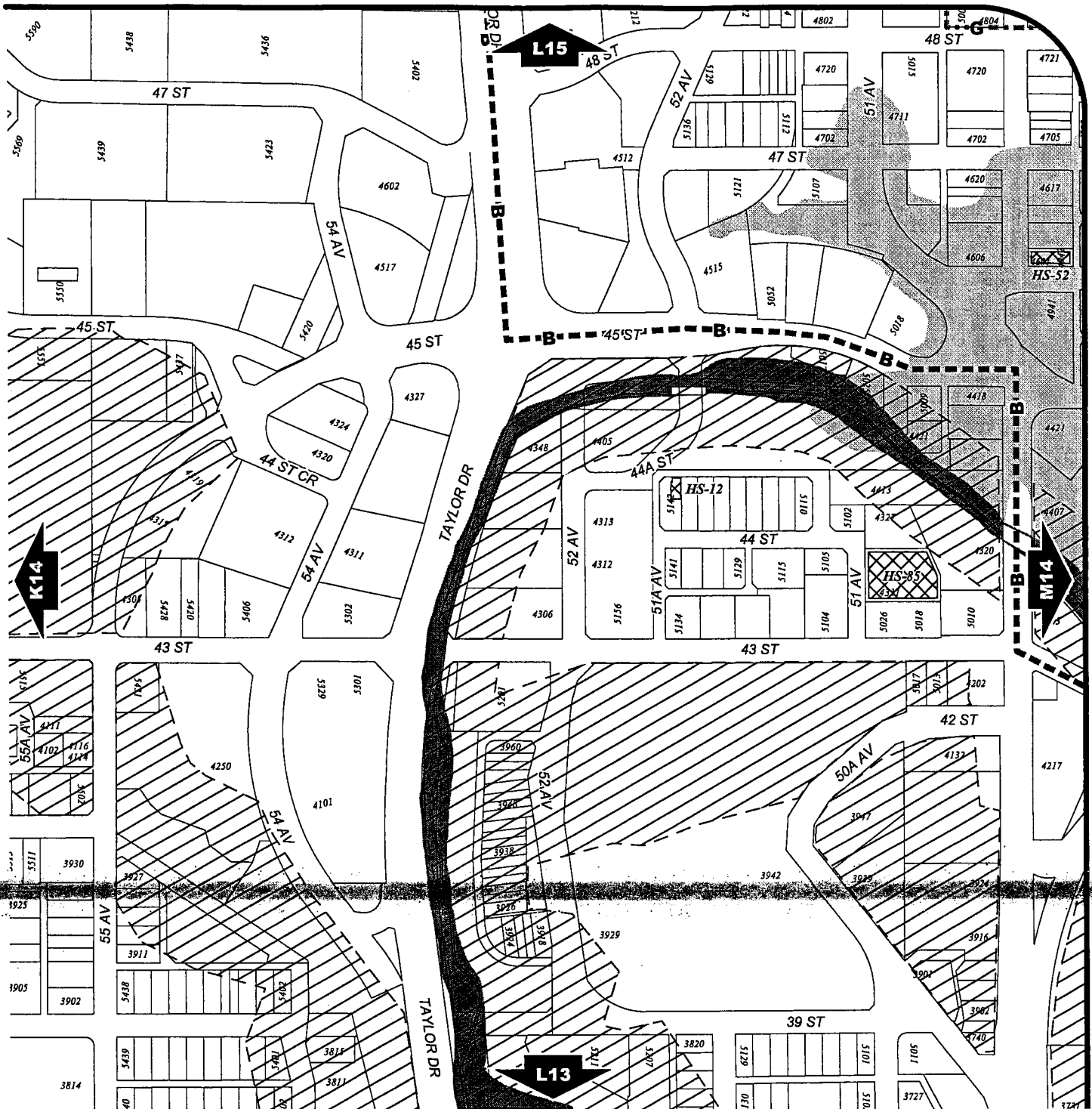
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Land Use Districts

L13

NE¼ Sec8 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

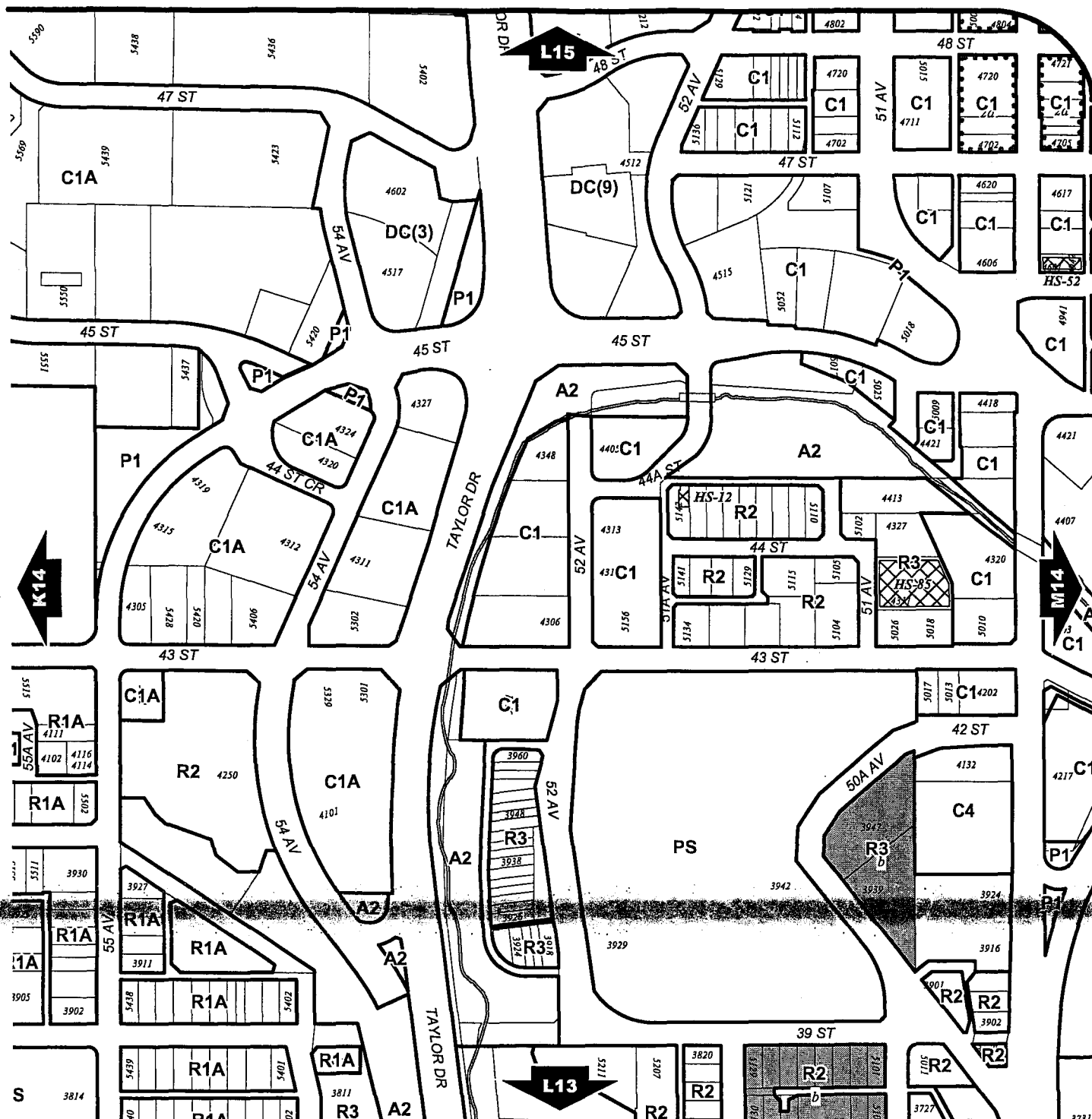
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L14

SE¼ Sec17 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

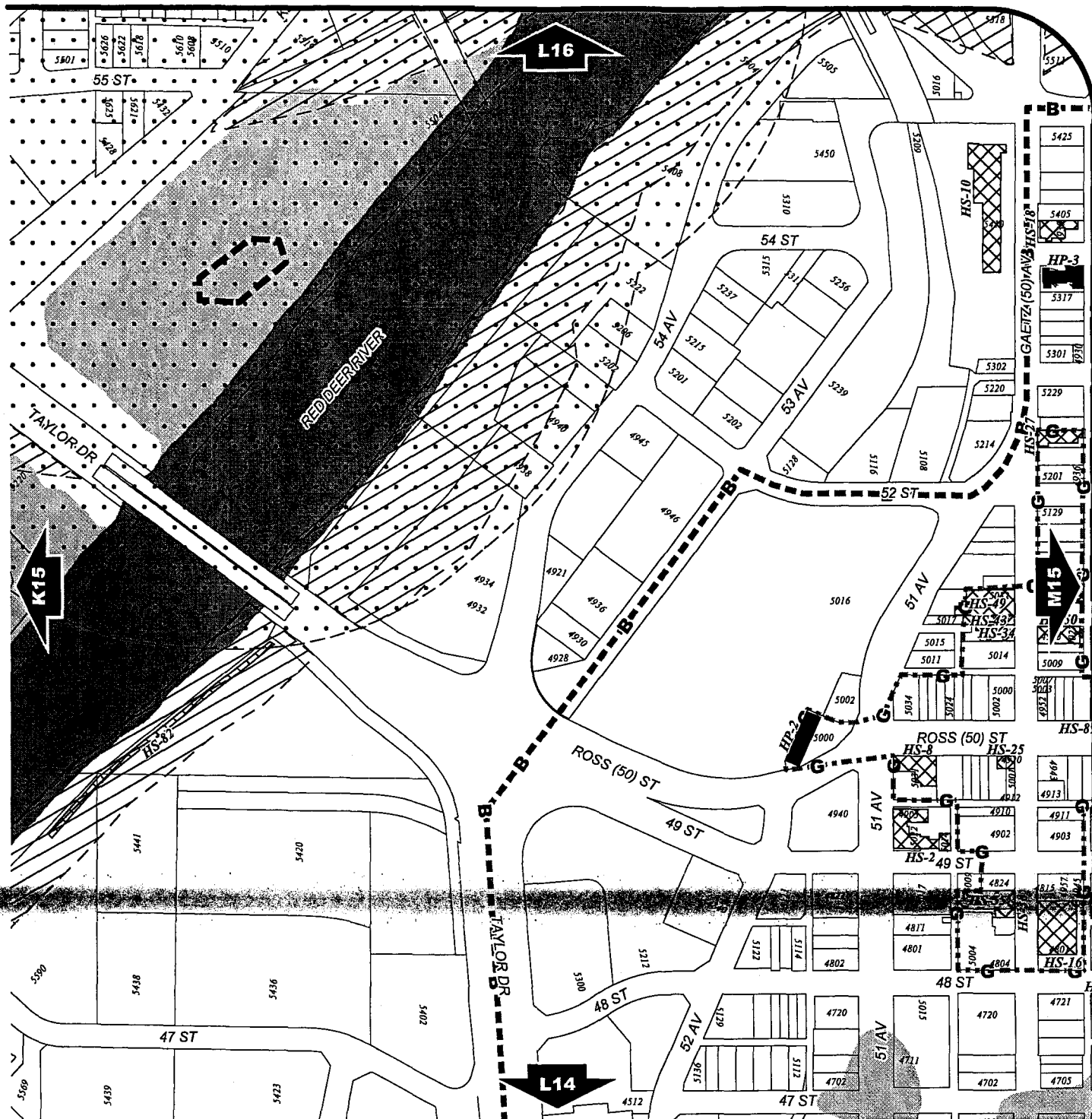
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Land Use Districts

L14

SE¼ Sec17 38-27-W4

Refer to Constraints Map



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

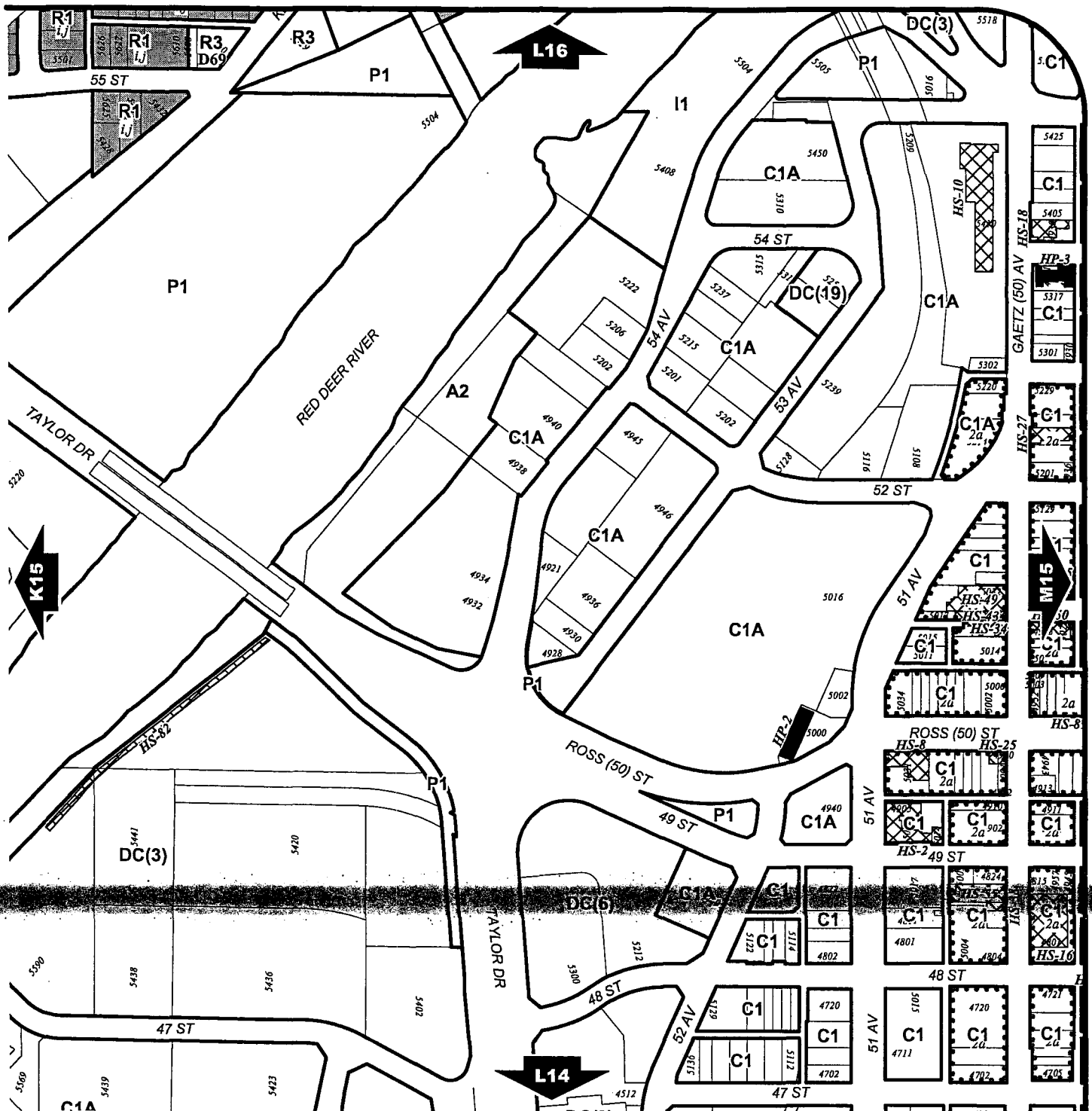
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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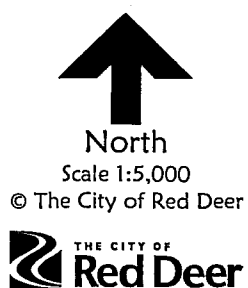
Land Use Constraints

L15

NE¼ Sec17 38-27-W4



Land Use Bylaw 3357/2006



- Land Use District Boundary
- R1** Land Use District
- Exception to District
- e(1)** Exception Number
- Exempted from District
- 2a** Exempted Number
- V18** Height Overlay District
- D95** Density Overlay District
- s** Secondary Suite Permitted

- Historical Preservation Sites
- Historically Significant Sites
- HP-32** Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

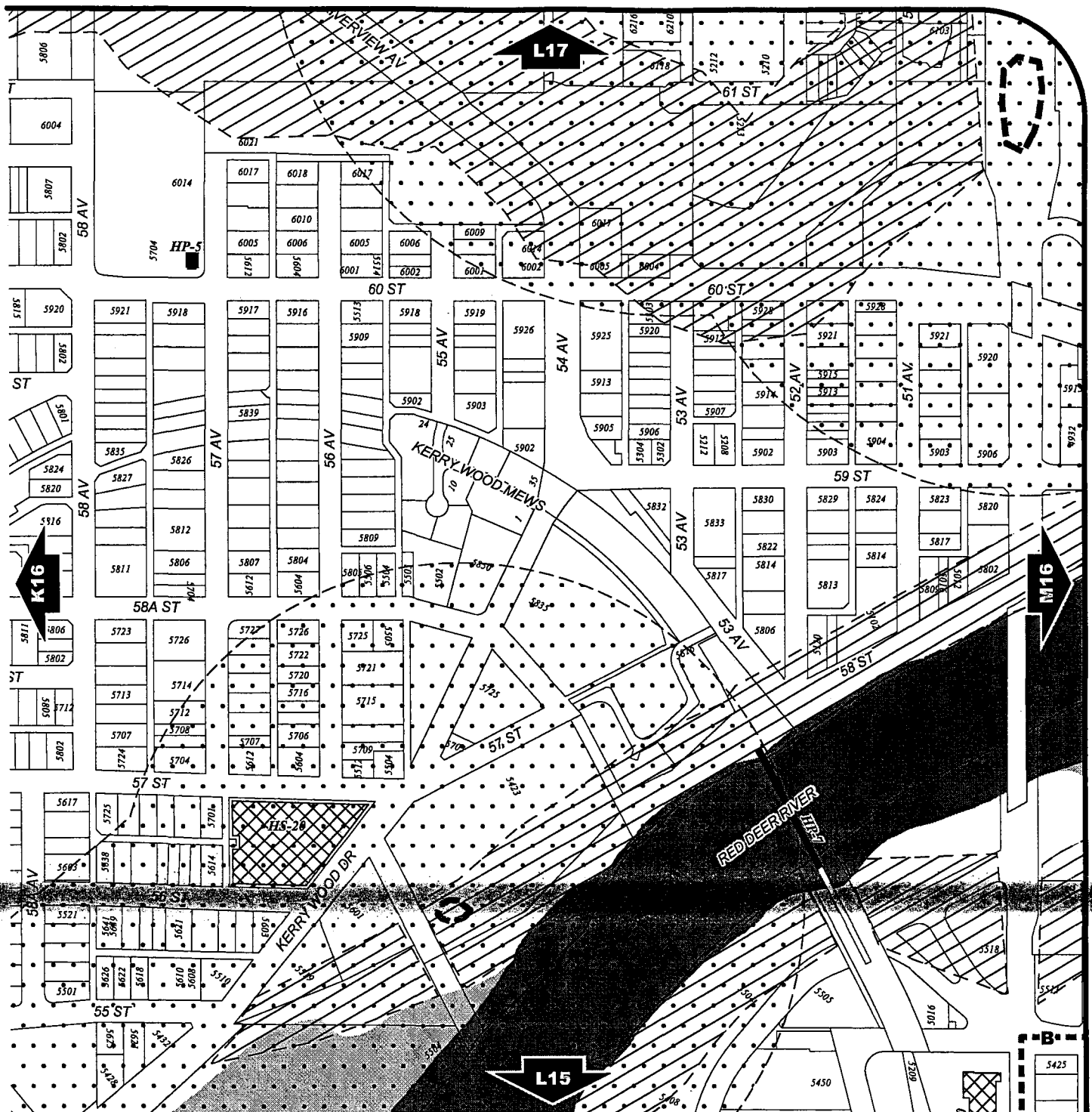
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Land Use Districts

L15

NE¼ Sec17 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North
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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

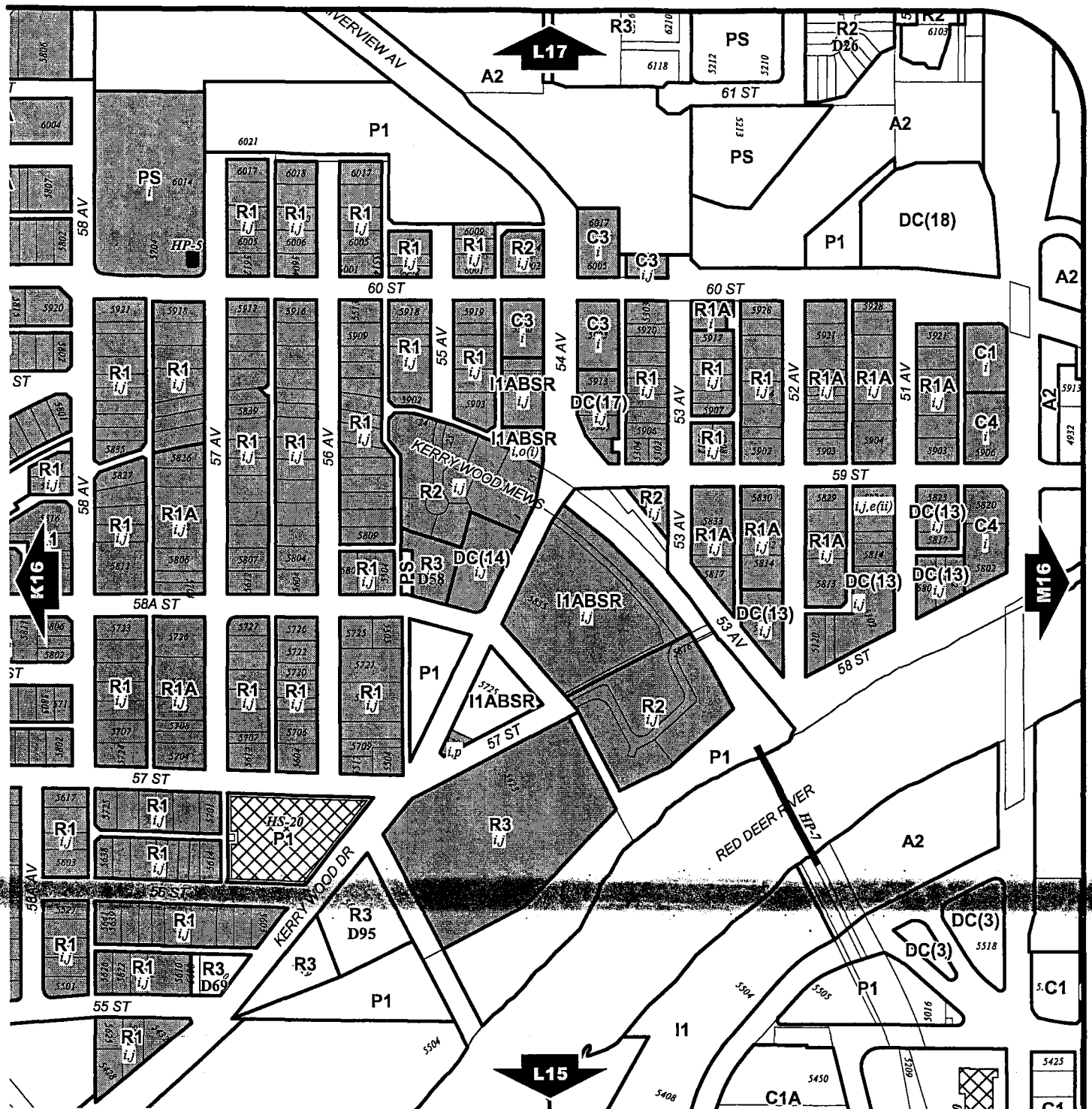
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L16

SE¼ Sec20 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

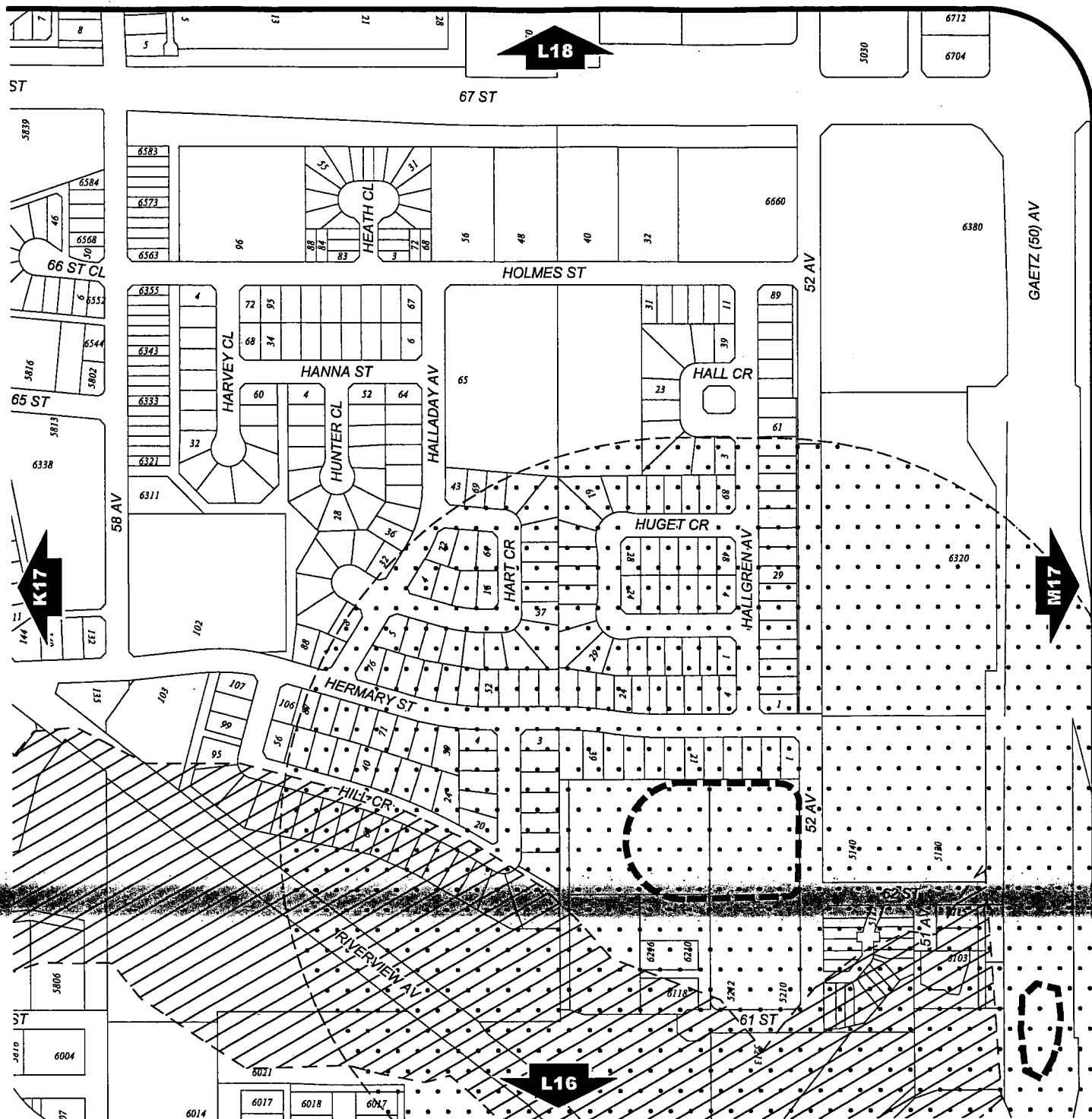
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Land Use Districts

L16

SE¼ Sec20 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

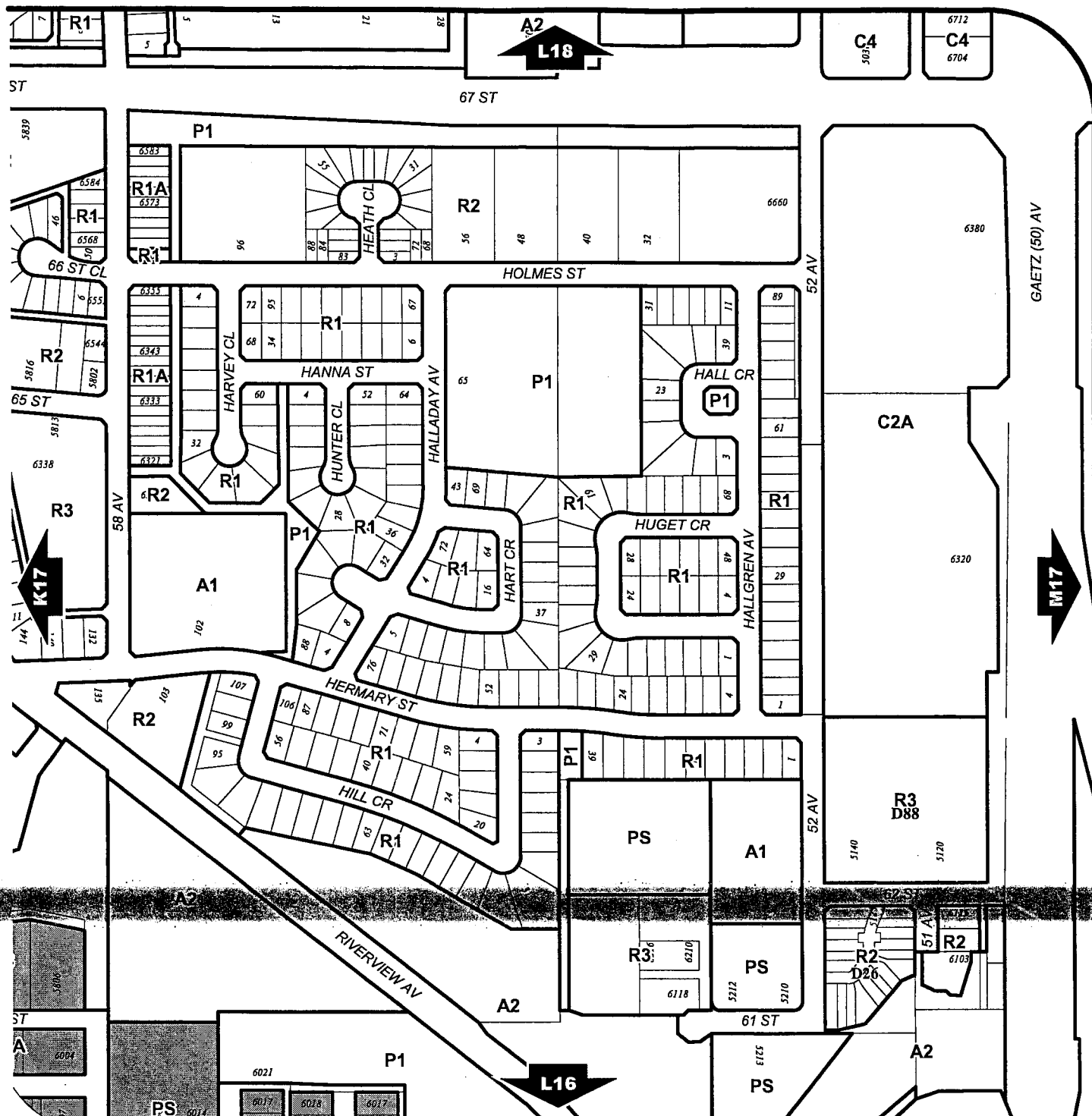
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L17

NE¼ Sec20 38-27-W4



Land Use Bylaw 3357/2006



North

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- Land Use District Boundary
- R1 Land Use District
- Exception to District
- a(1) Exception Number
- ... Exempted from District
- 2a Exempted Number
- V18 Height Overlay District
- D95 Density Overlay District
- s Secondary Suite Permitted

- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number
- City Boundary
- 123 Civic Address
- Railway
- Proposed Lots

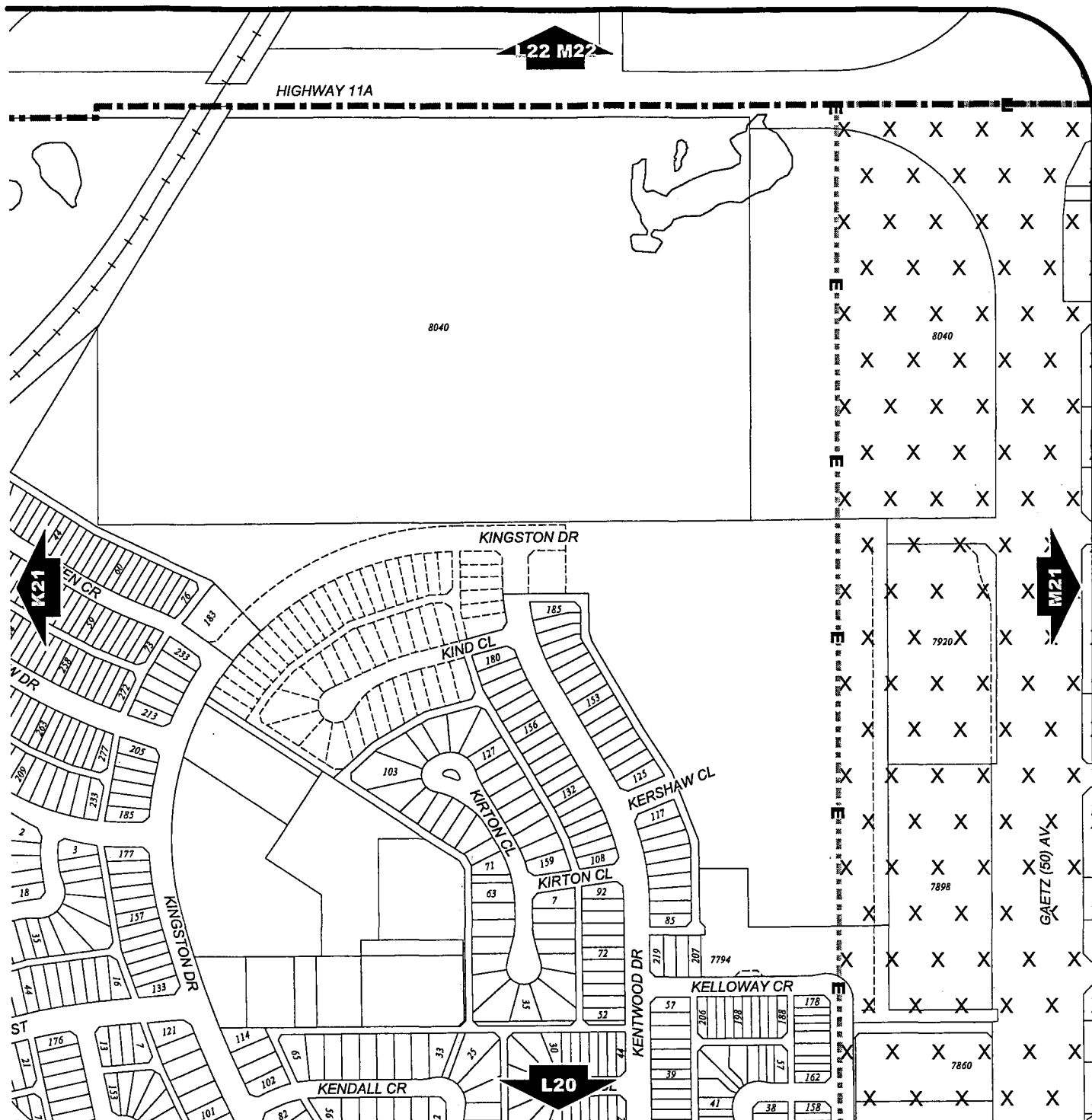
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Land Use Districts

L17

NE¼ Sec20 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

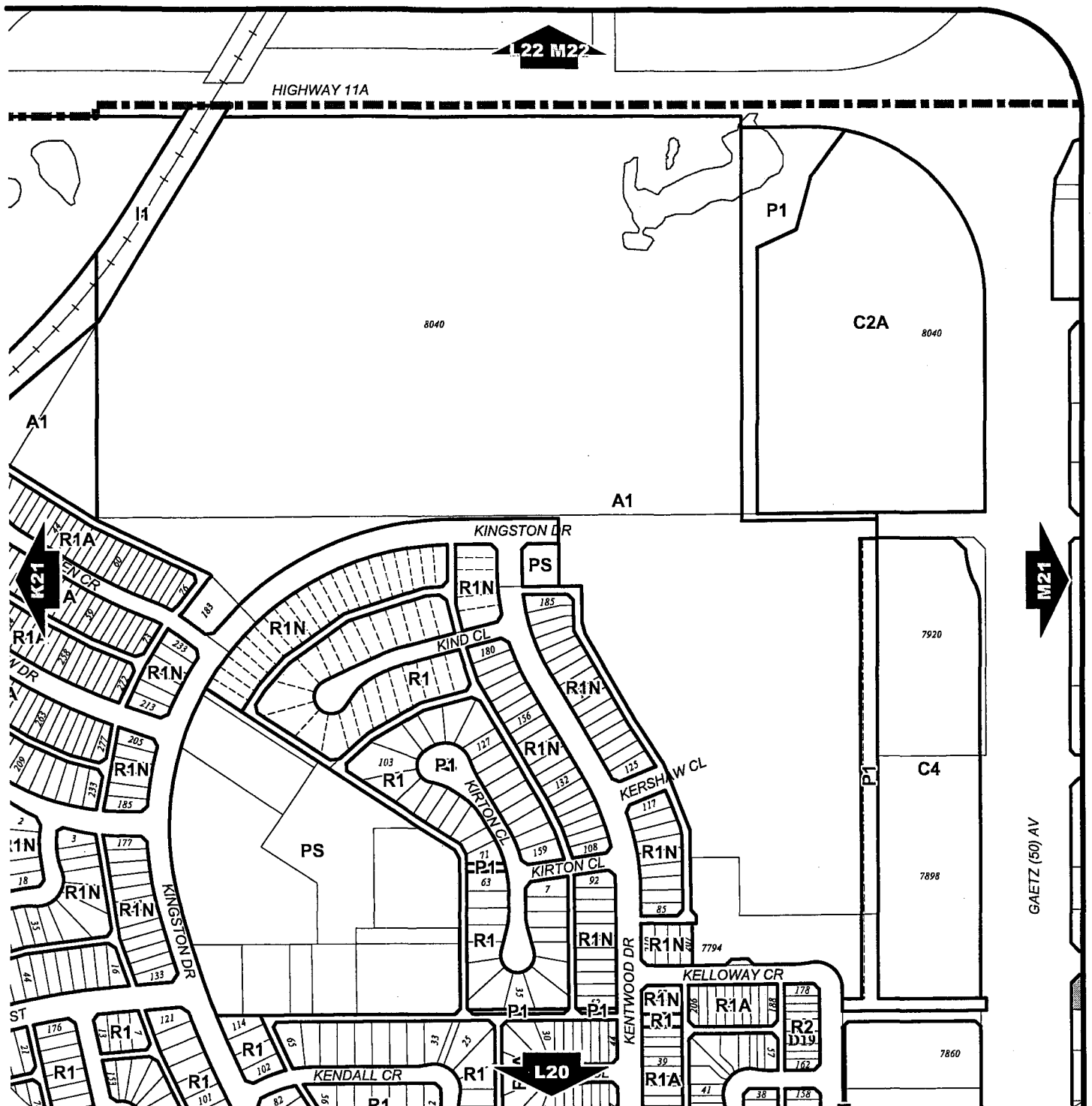
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

L21

NE1/4 Sec32 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

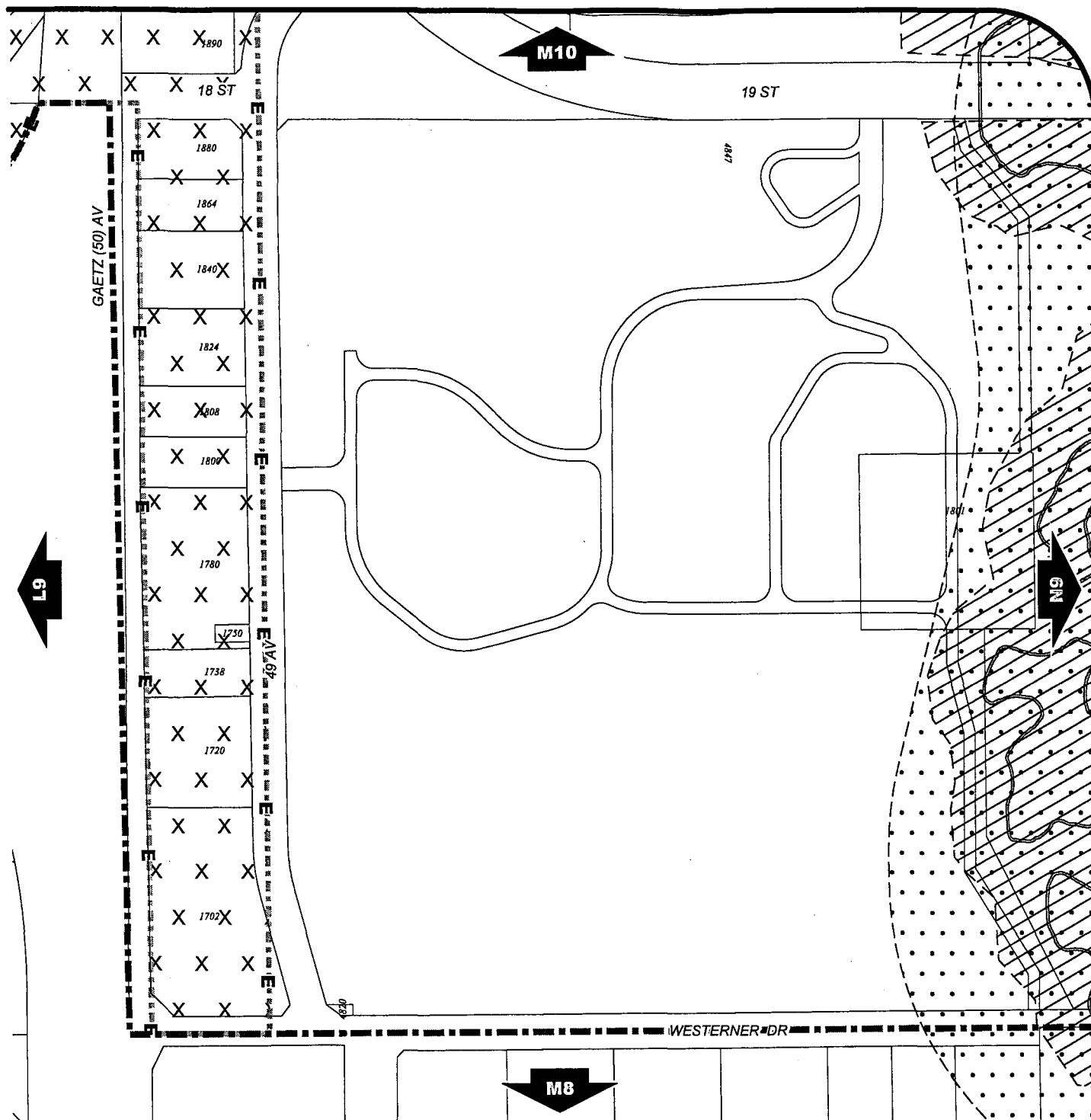
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Land Use Districts

L21

NE¼ Sec32 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

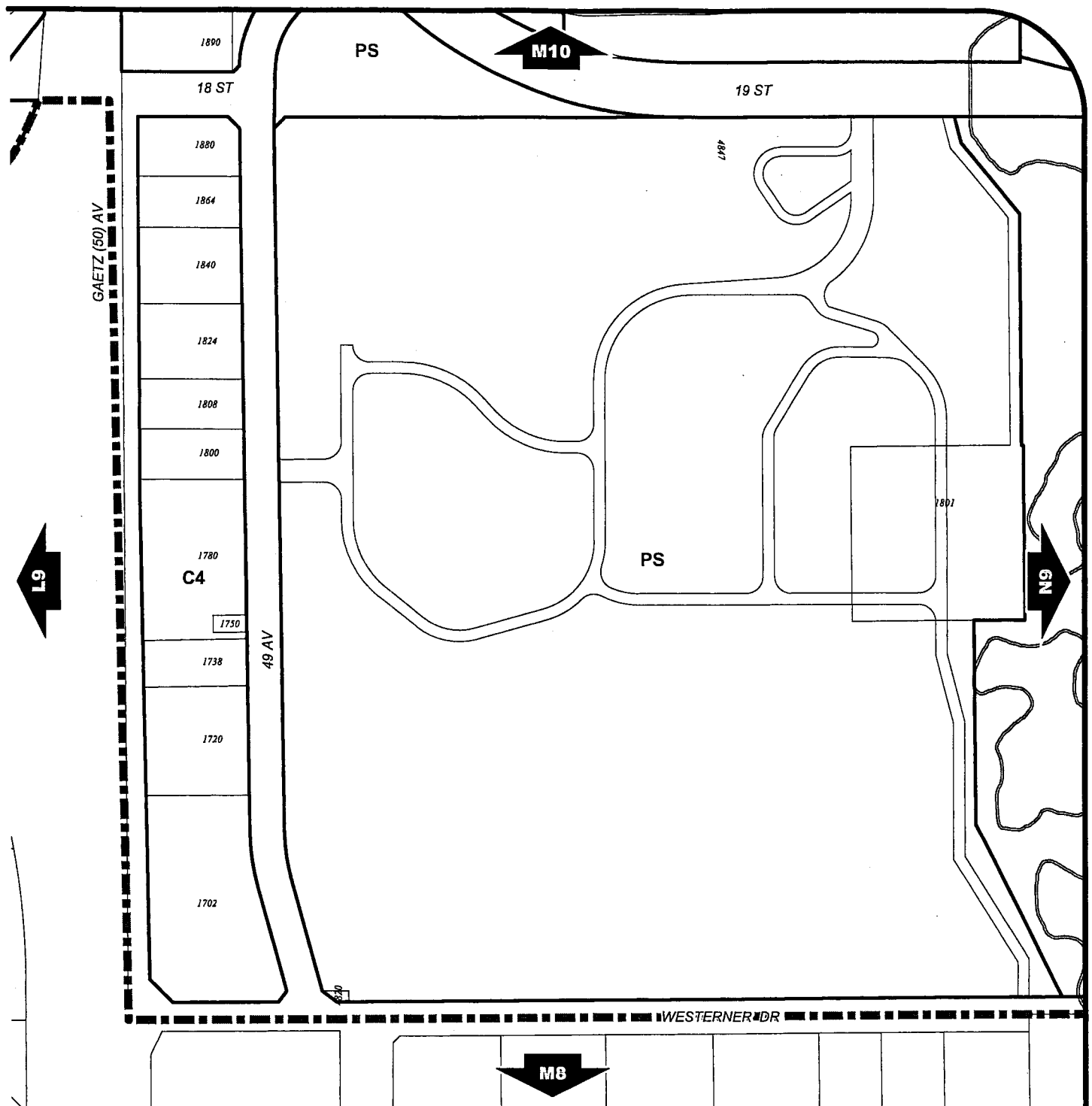
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M9

NW¼ Sec33 37-27-W4



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North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

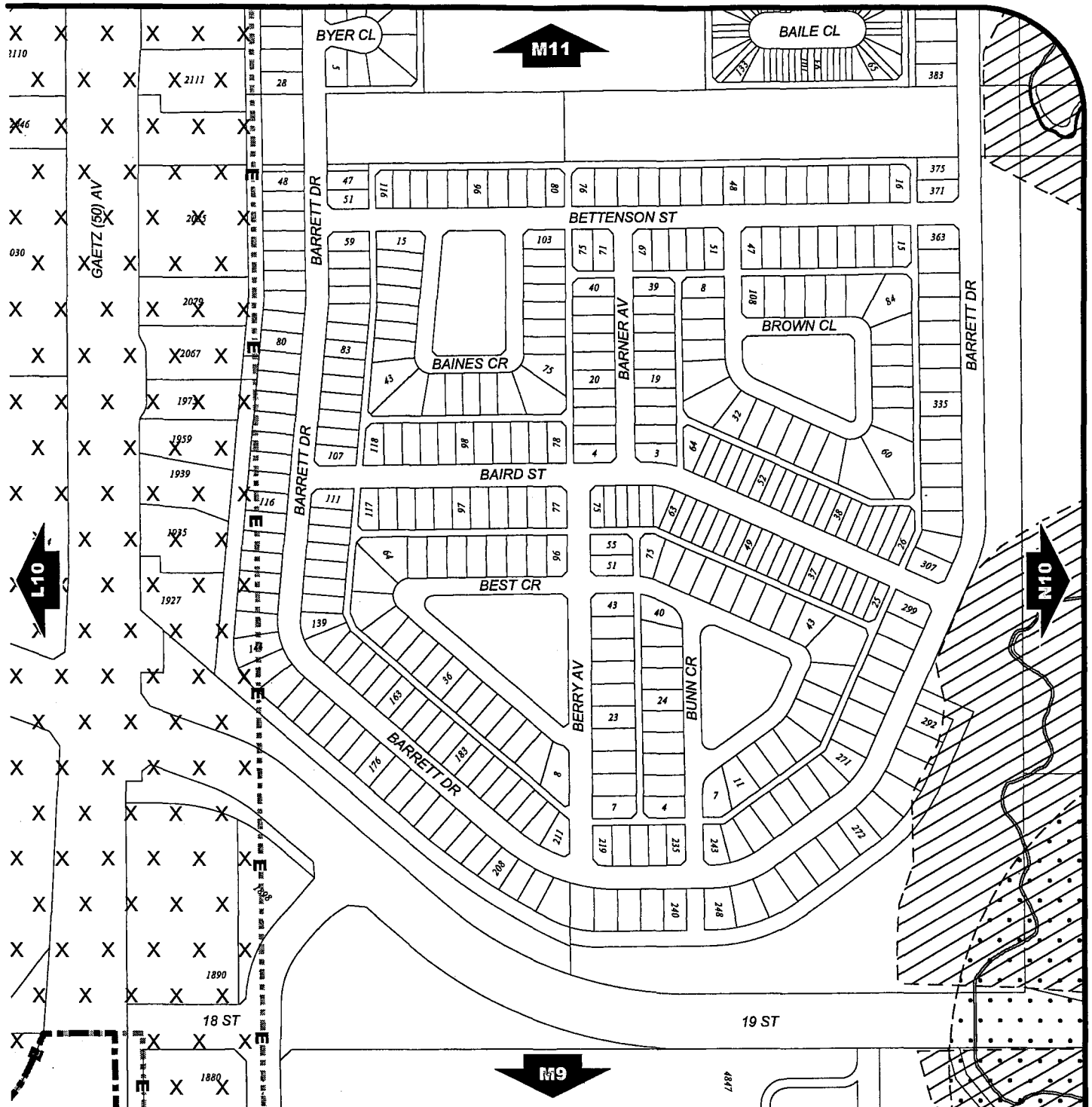
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Land Use Districts

M9

NW¼ Sec33 37-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

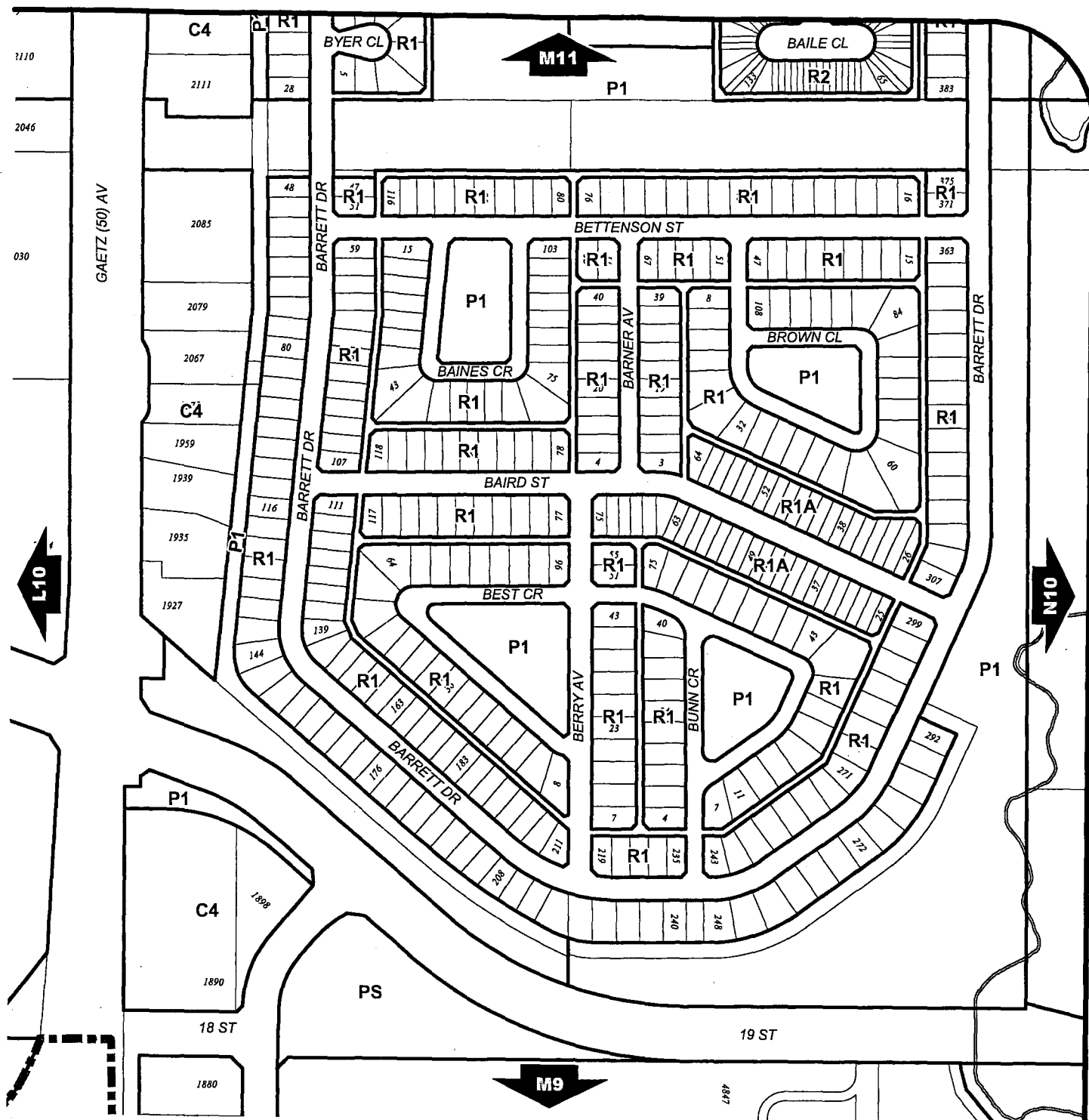
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M10

SW¼ Sec4 38-27-W4



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North

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- Land Use District Boundary
- R1** Land Use District
- Exception to District
- e(1)** Exception Number
- ... Exempted from District
- 2a** Exempted Number
- V18** Height Overlay District
- D95** Density Overlay District
- s** Secondary Suite Permitted



Historical Preservation Sites



Historically Significant Sites



Historical Site Number



City Boundary



Civic Address



Railway



Proposed Lots

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Land Use Districts

M10

SW¼ Sec4 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

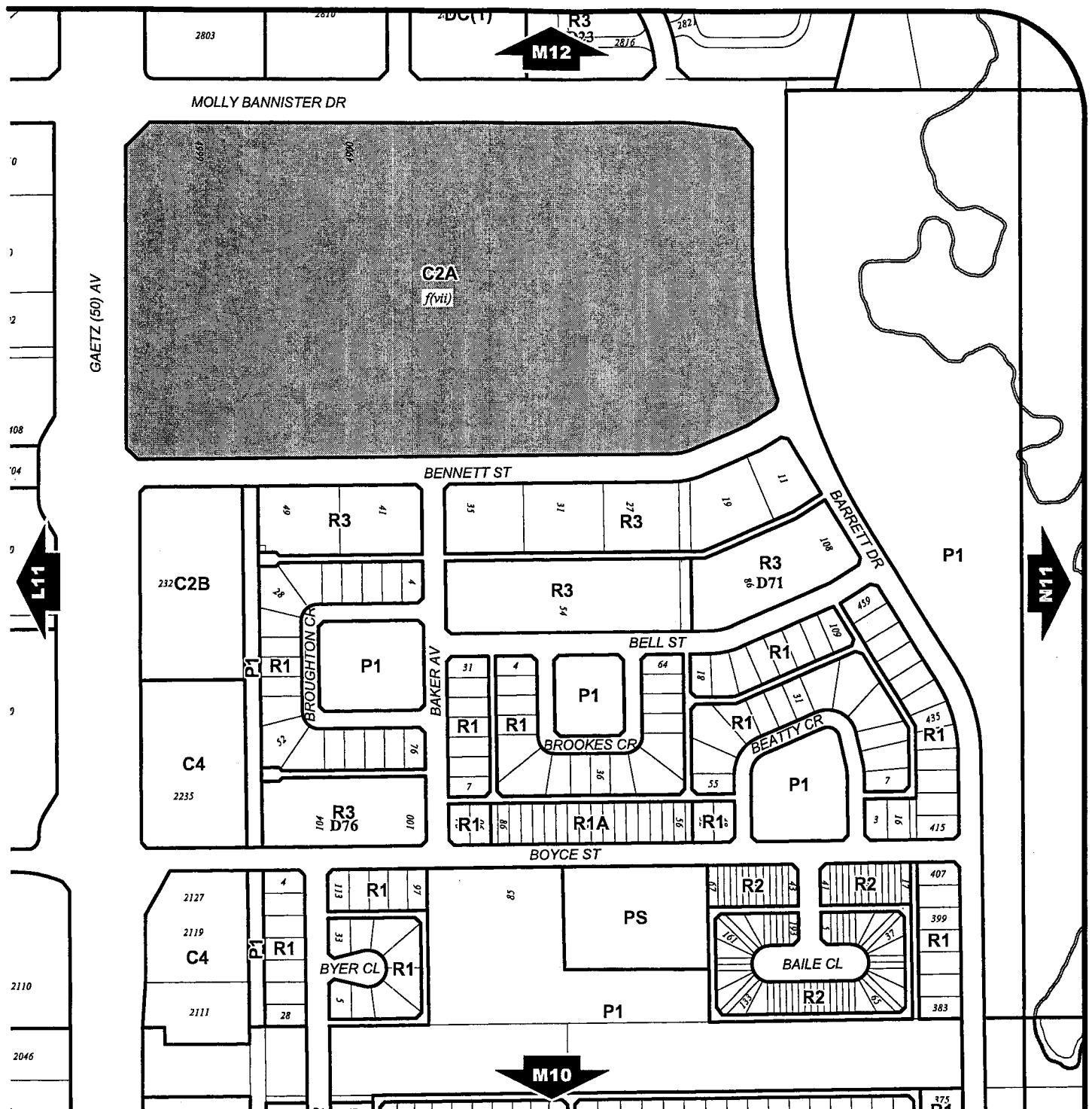
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M11

NW¼ Sec4 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

















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NW¼ Sec4 38-27-W4

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Red Deer

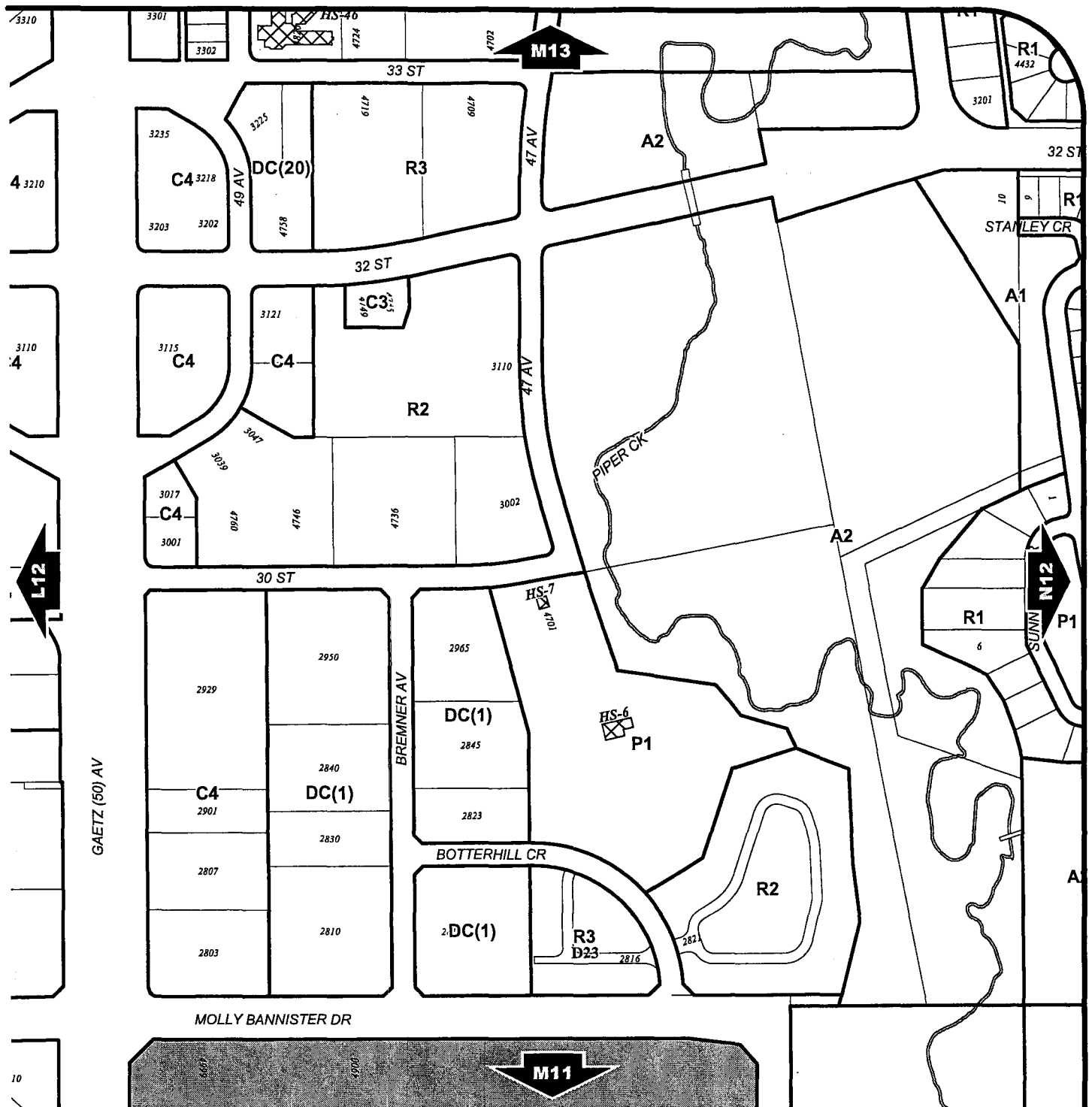
	Escarpment Area		Historical Preservation Sites
	Flood Fringe		Historically Significant Sites
	Floodway		Historical Site Number
	Landfill Site <i>(approximate)</i>		City Boundary
	Landfill Setback		Civic Address
	Major Entry Area		Railway
	Parkvale District		Proposed Lots
	Gaetz - Ross Heritage Area		
	Business Revitalization Zone		

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Land Use Constraints

M12

SW¼ Sec9 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

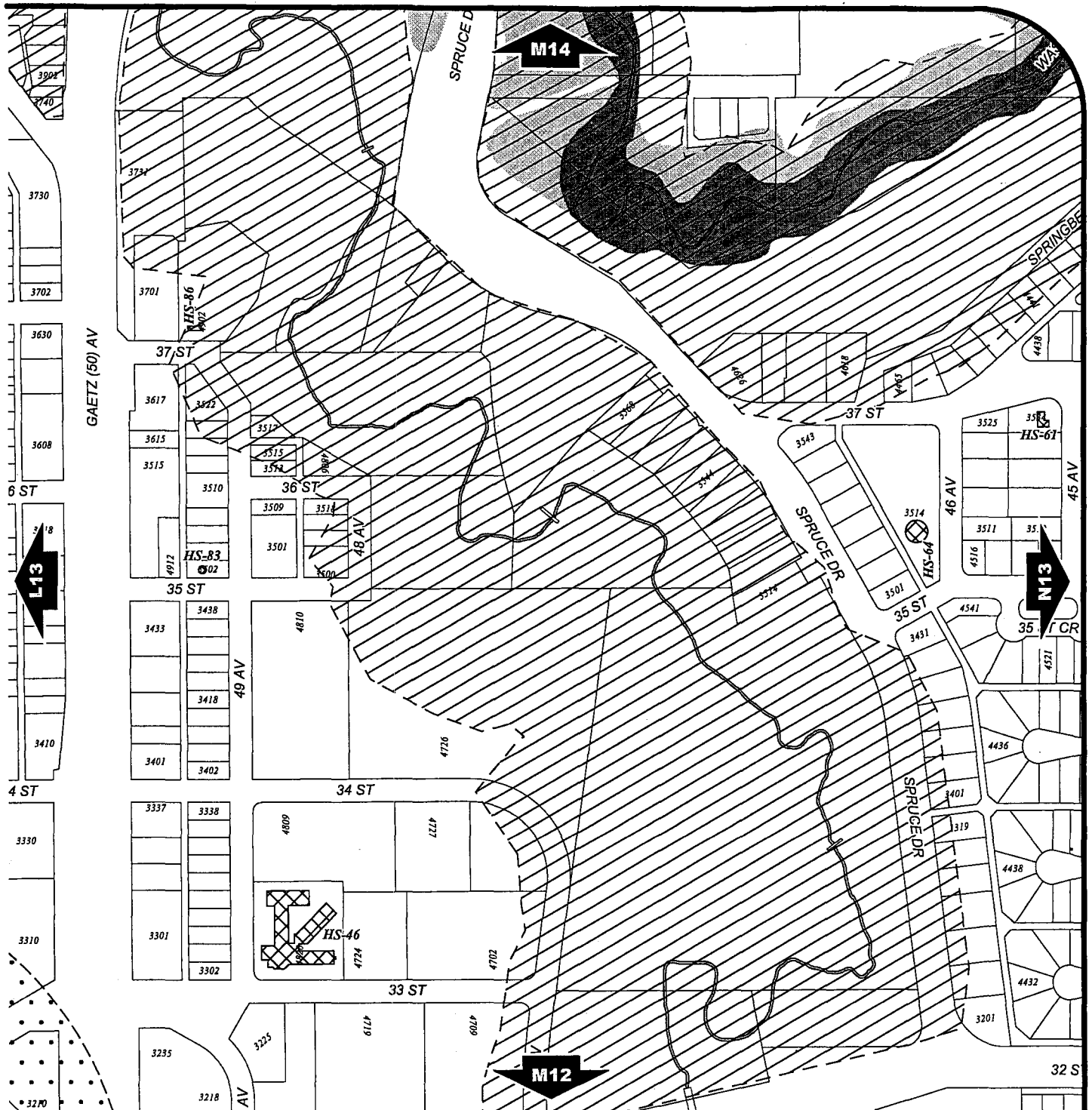
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Land Use Districts

M12

SW¼ Sec9 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

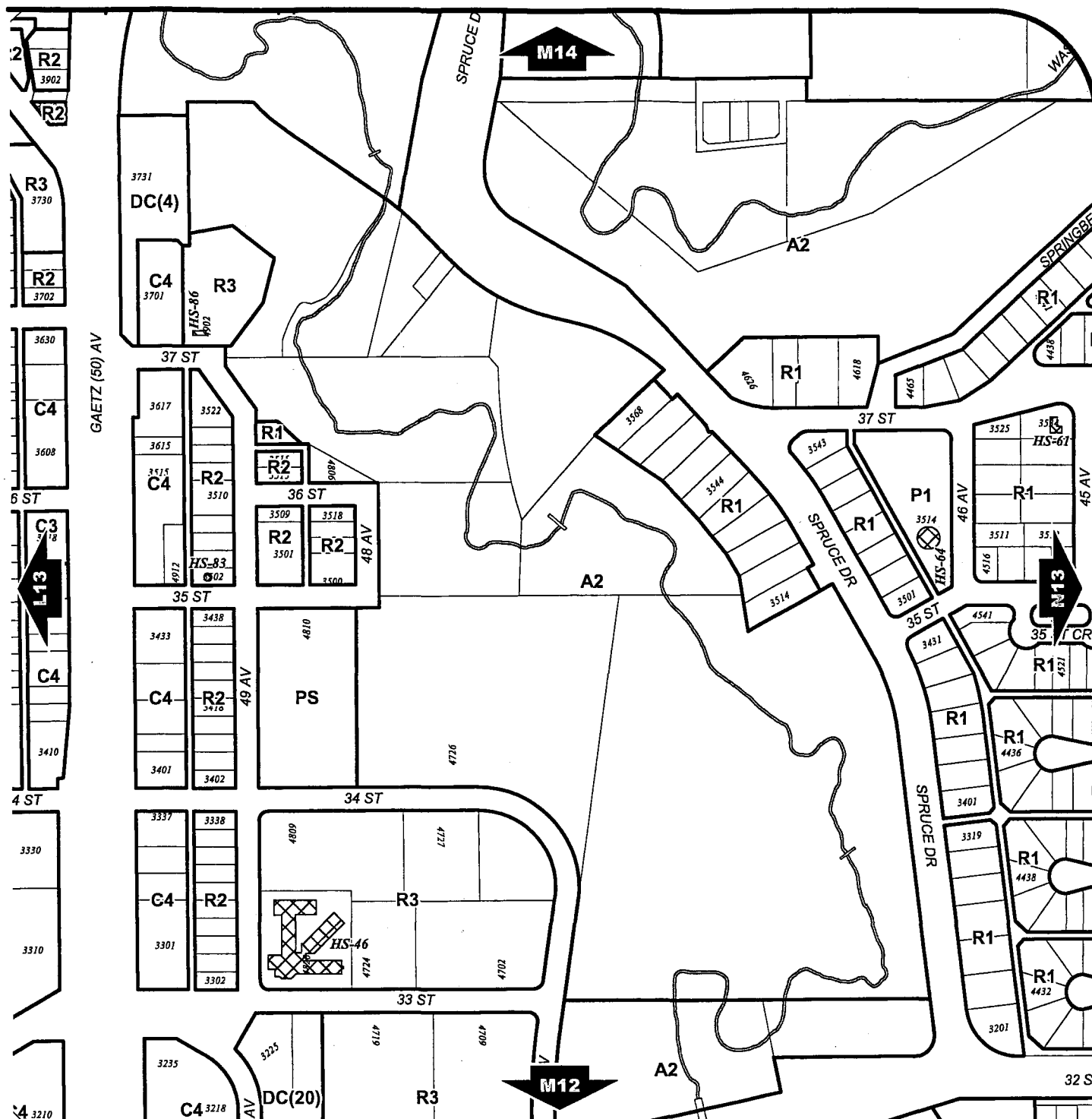
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M13

NW¼ Sec9 38-27-W4



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North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

M13

NW¼ Sec9 38-27-W4

Refer to Constraints Map



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

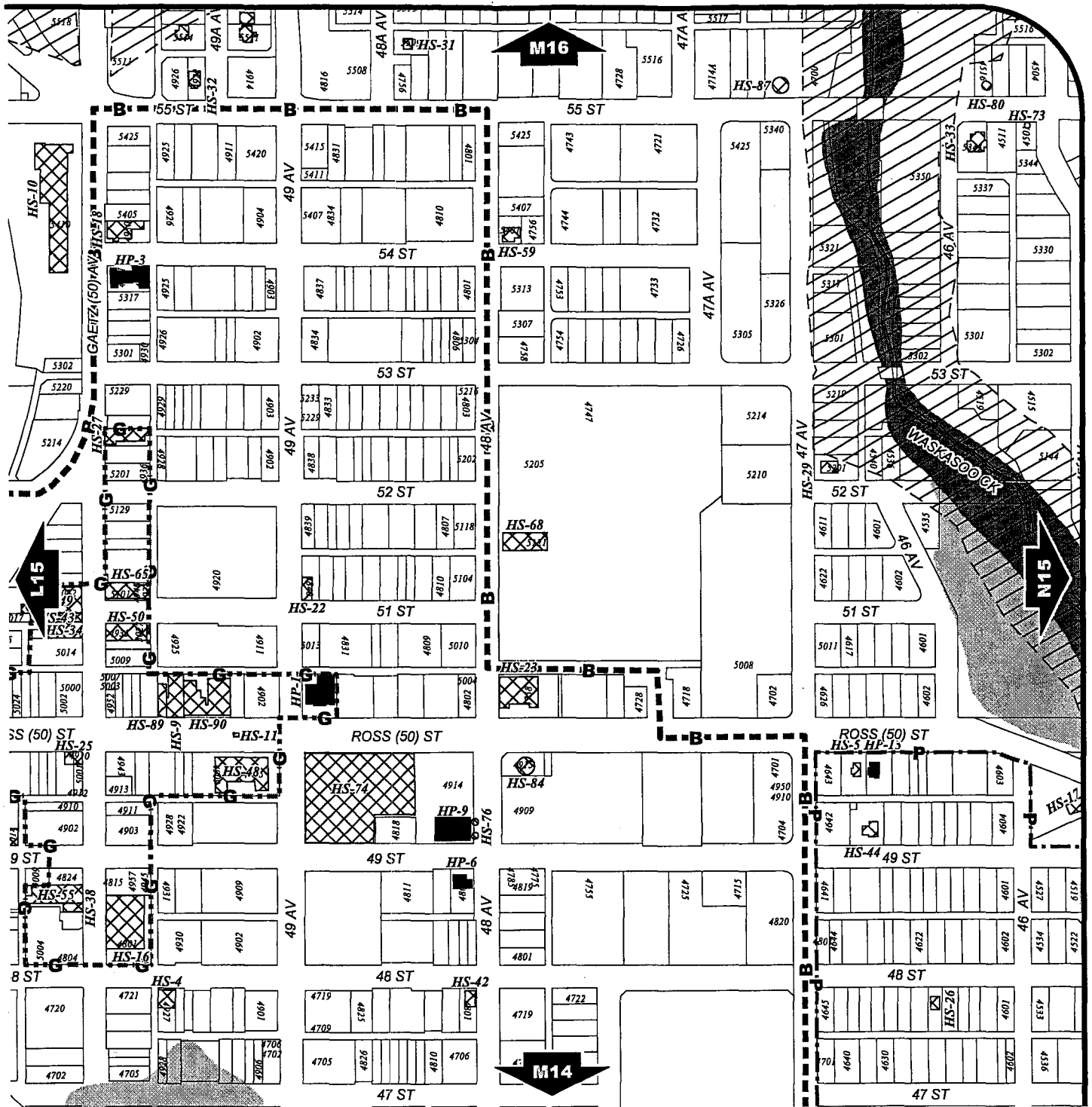
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Land Use Districts

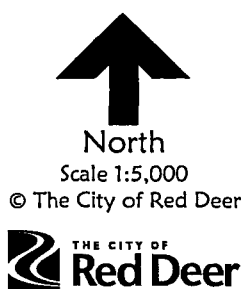
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SW1/4 Sec16 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

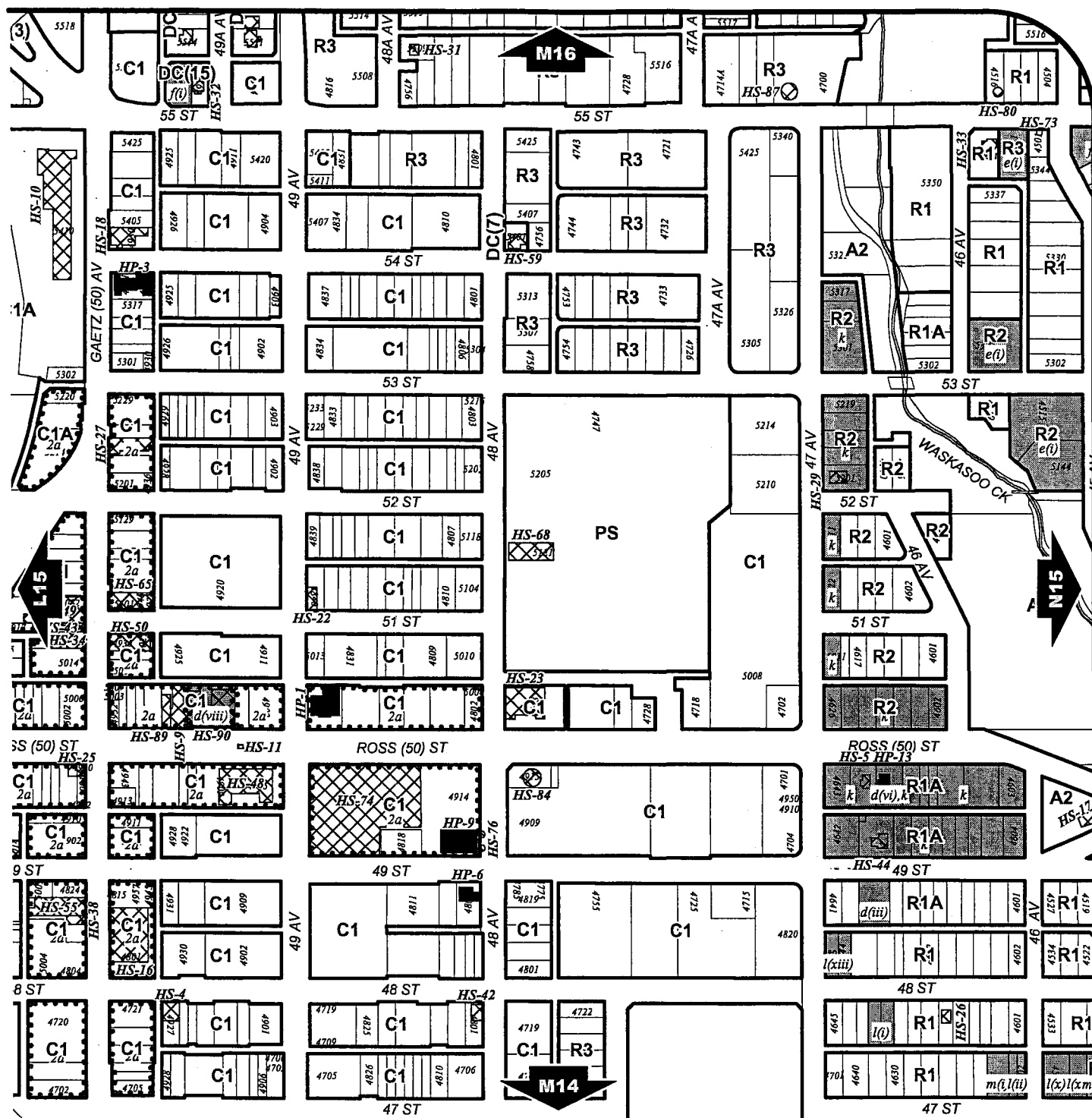
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M15

NW¼ Sec16 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

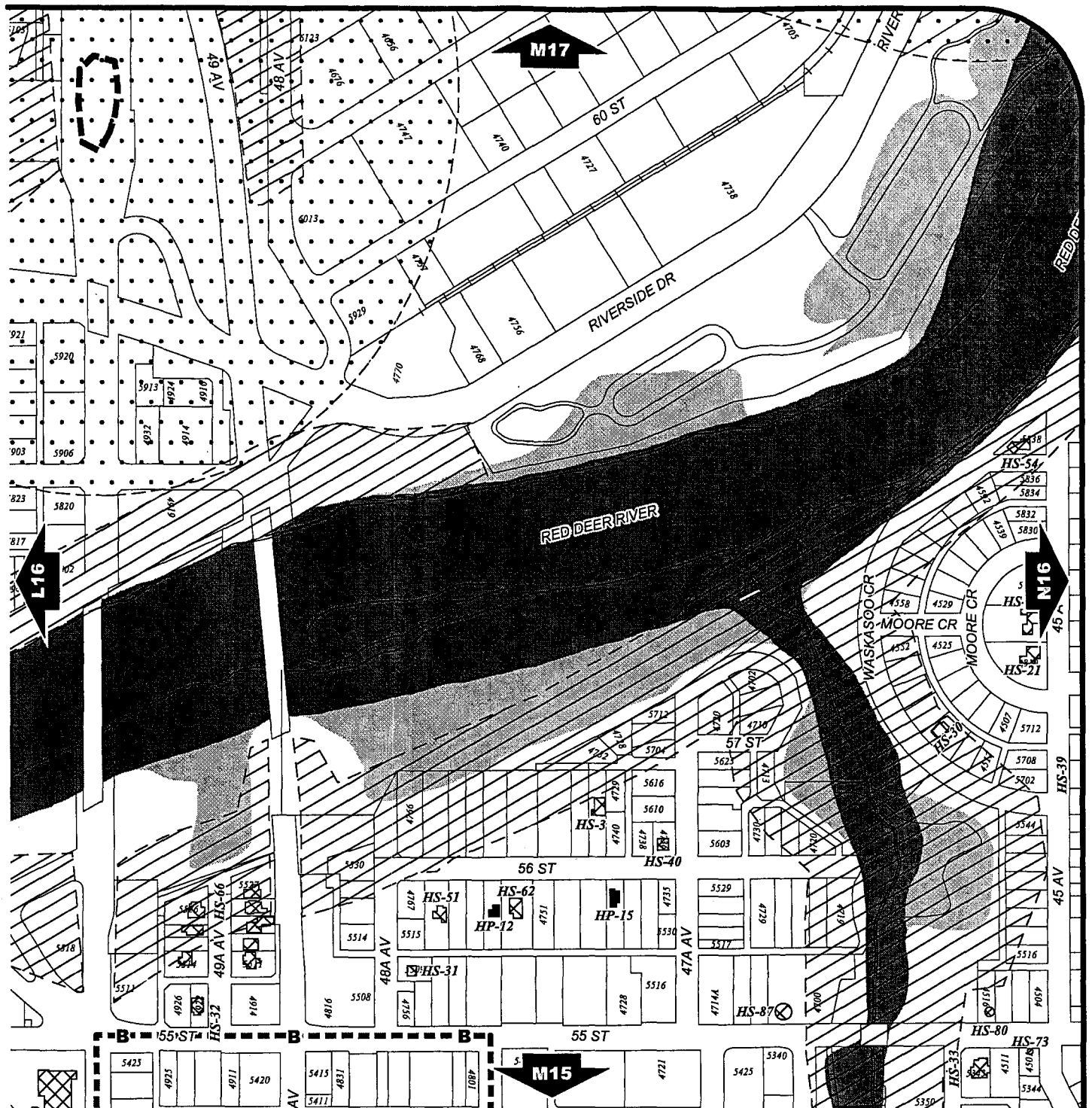
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Land Use Districts

M15

NW¼ Sec16 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

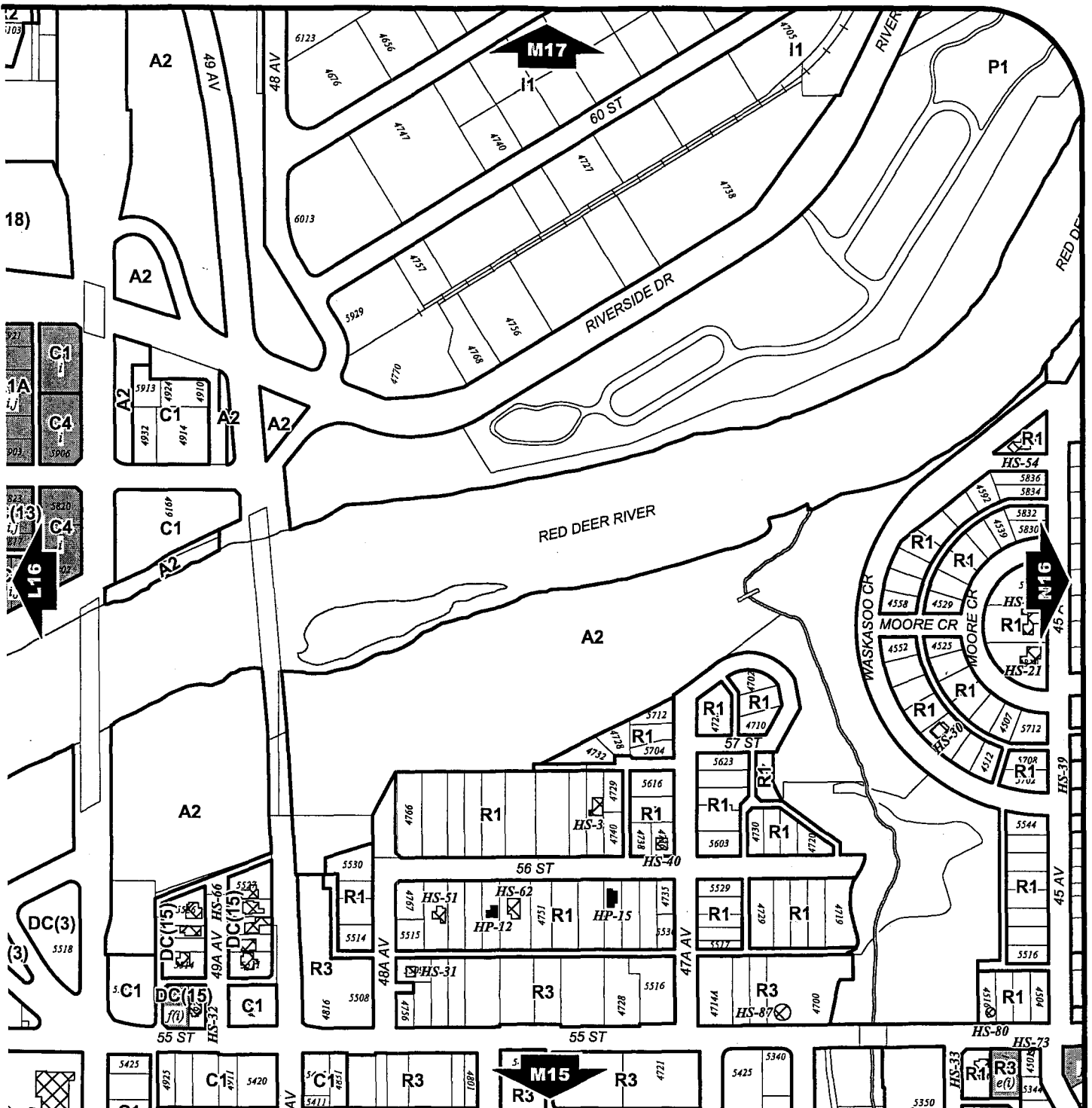
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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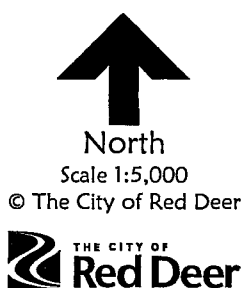
Land Use Constraints

M16

SW¼ Sec21 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

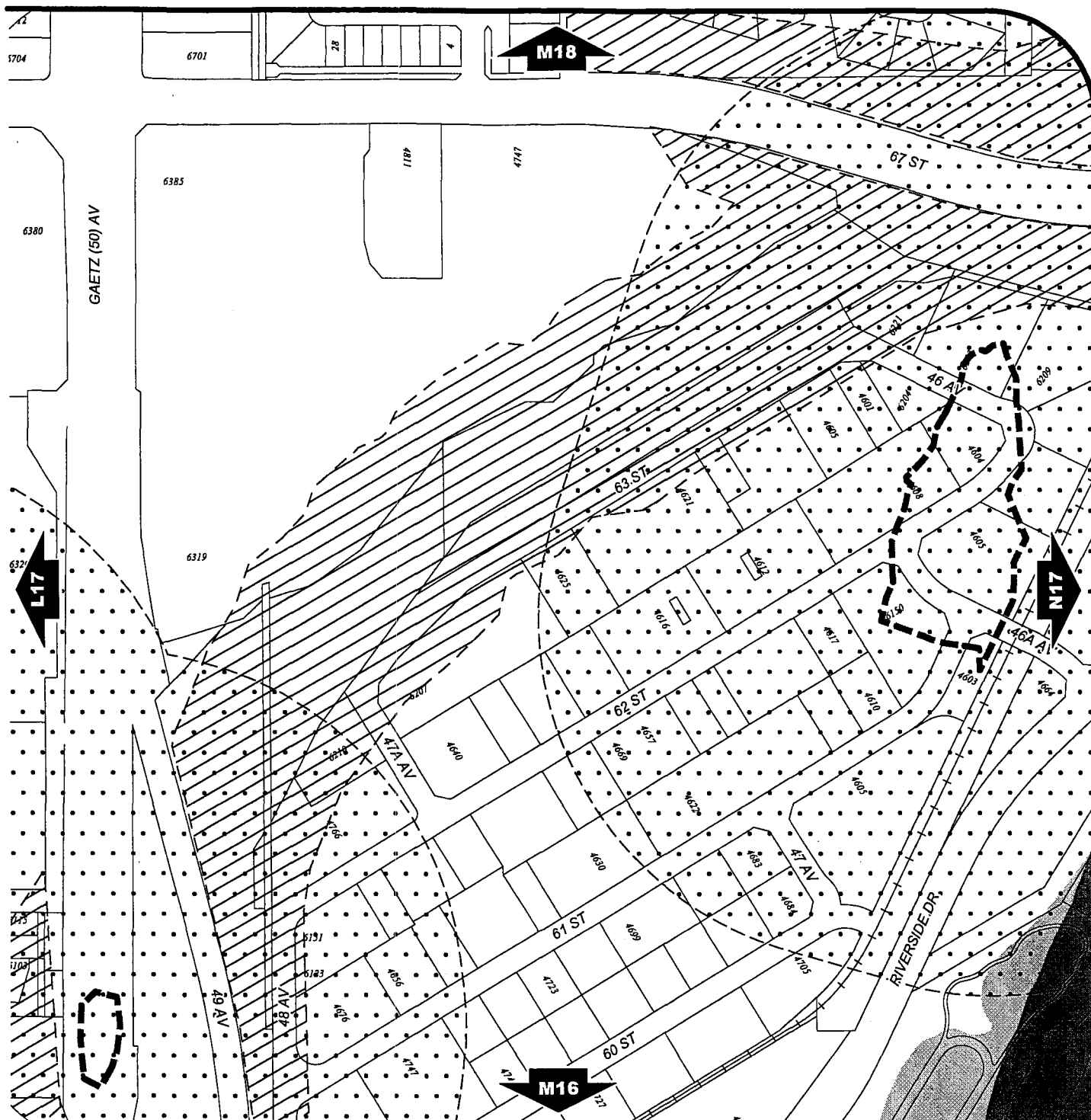
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Land Use Districts

M16

SW1/4 Sec21 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

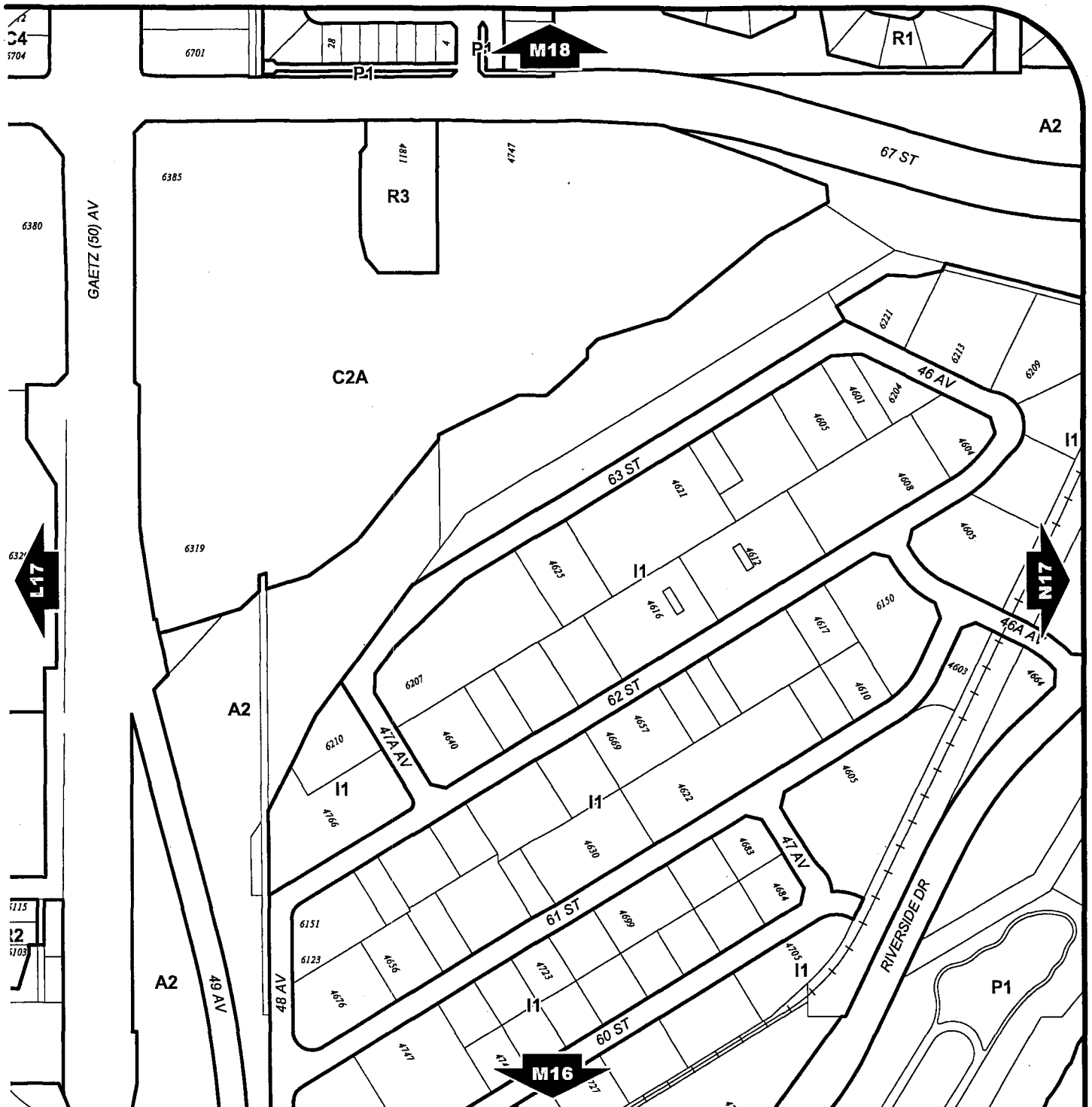
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M17

NW 1/4 Sec 21 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
610	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

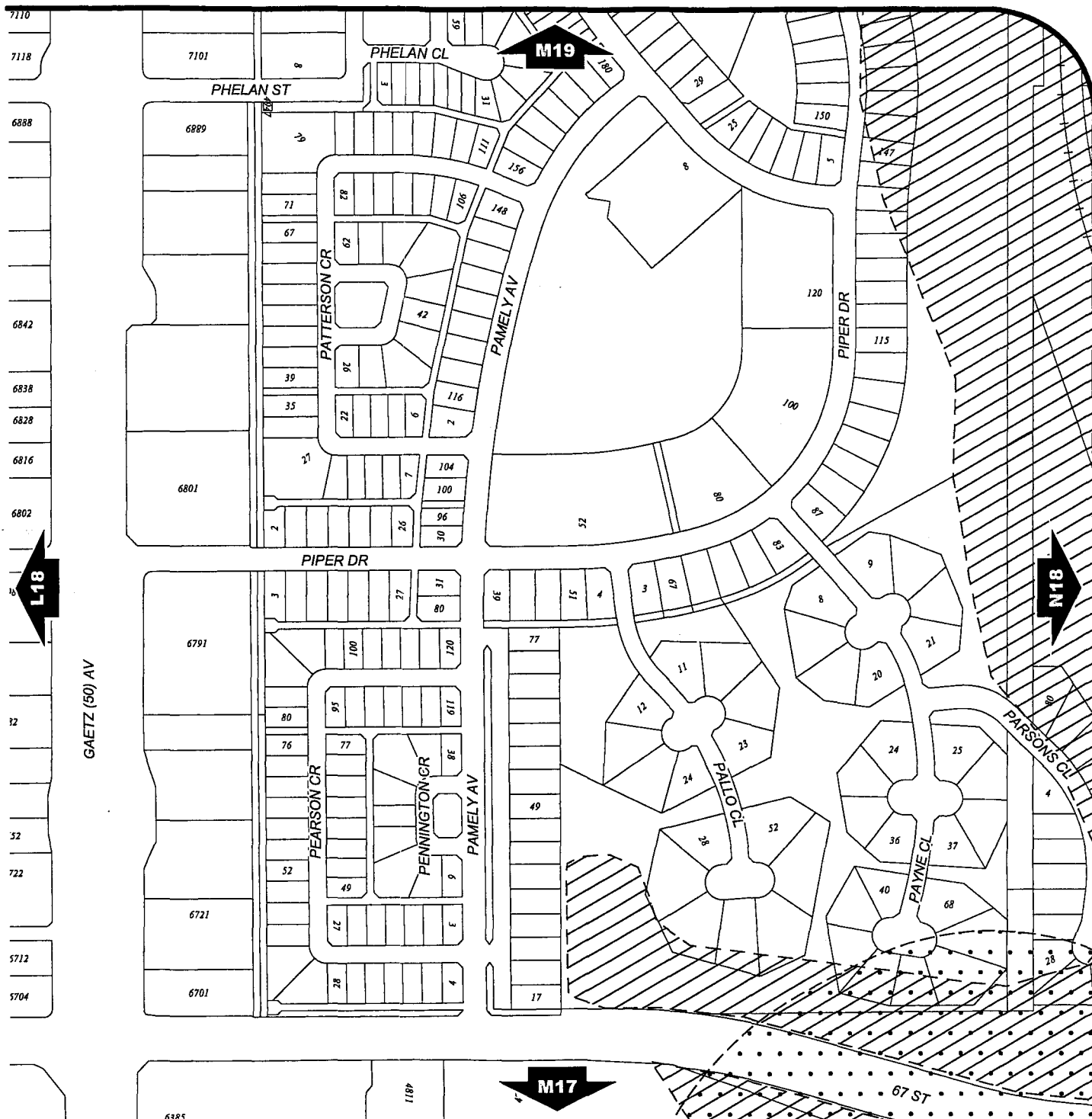
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Land Use Districts

M17

NW¼ Sec21 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

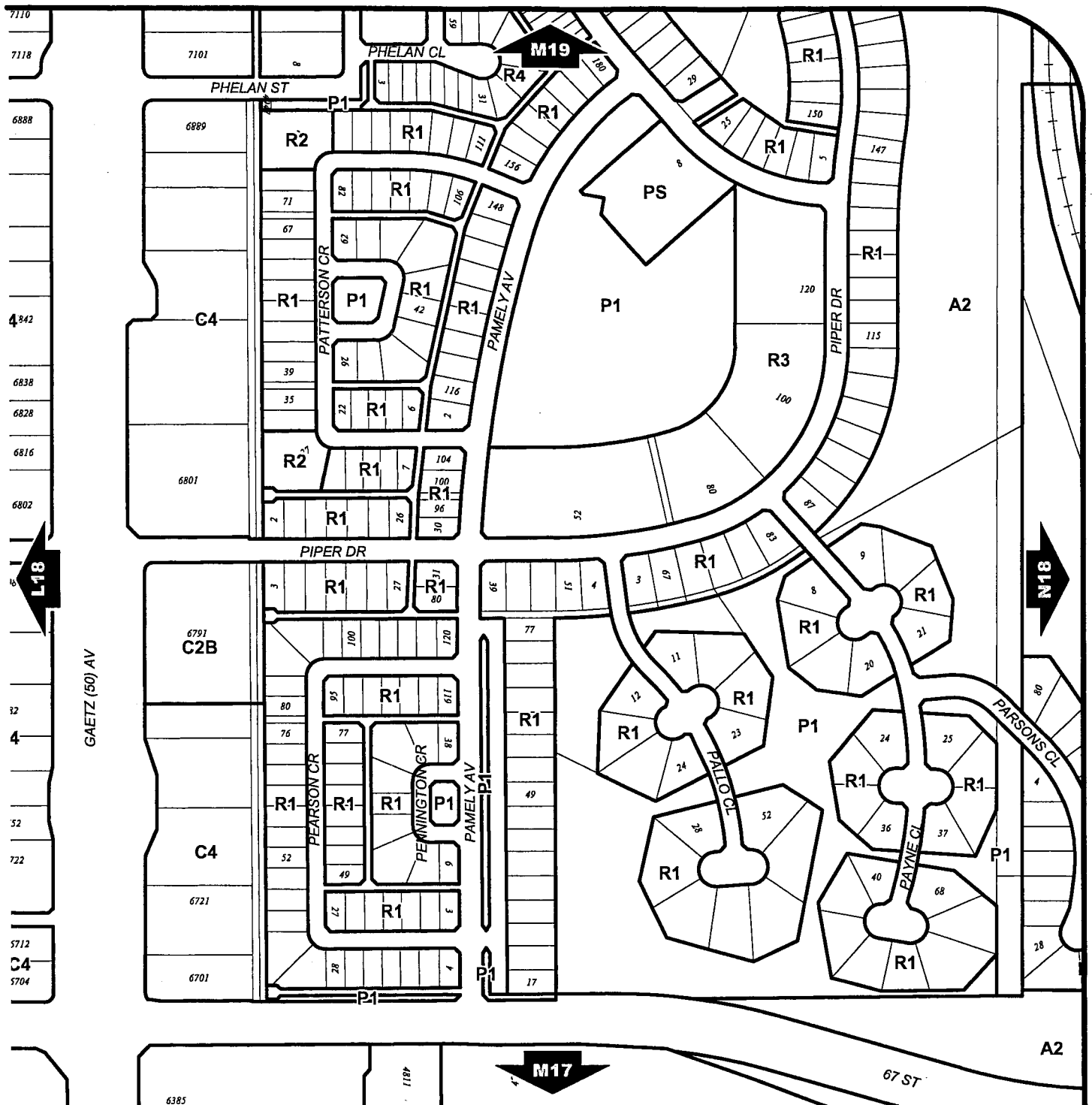
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M18

SW¼ Sec28 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

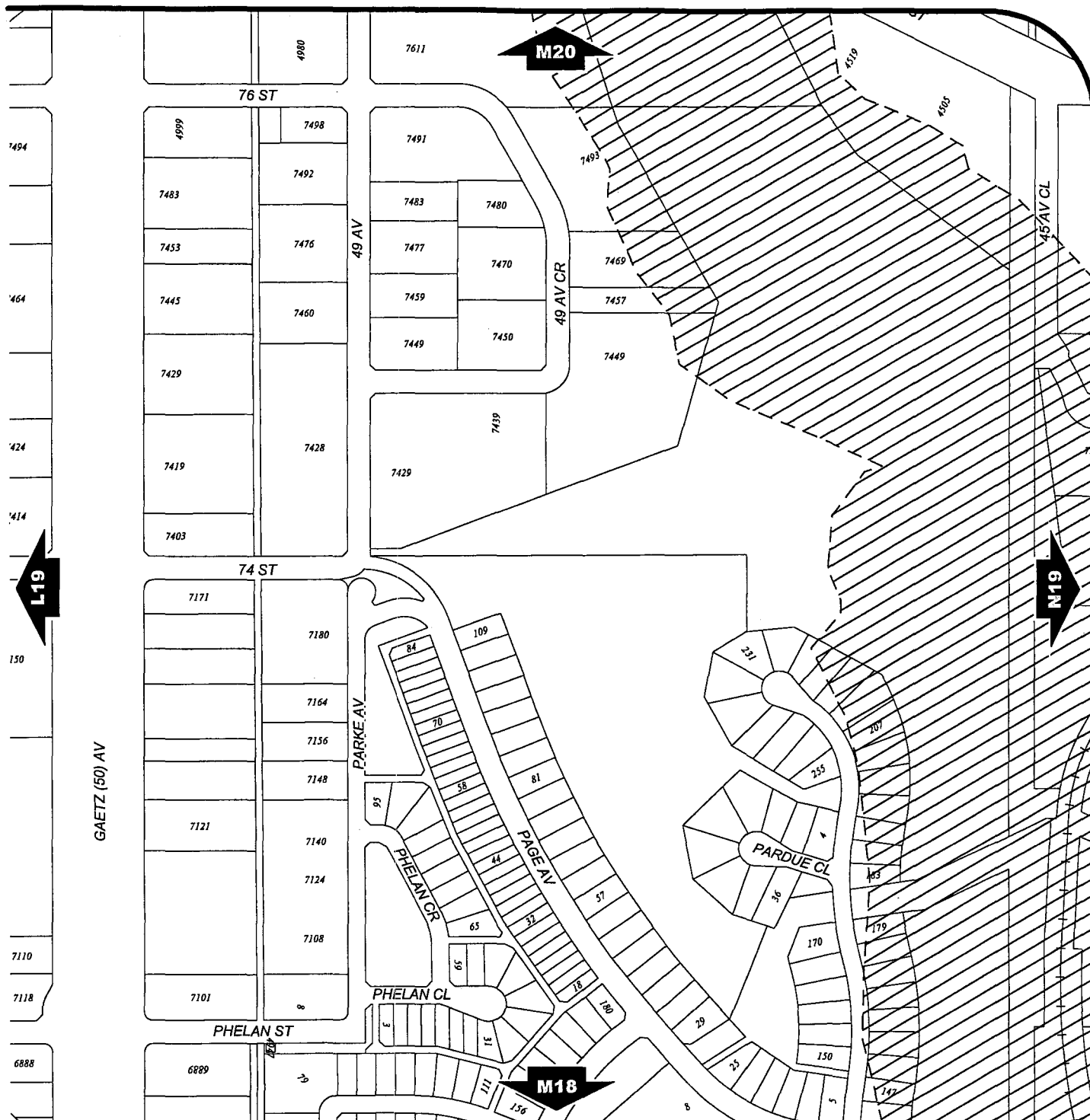
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Land Use Districts

M18

SW 1/4 Sec 28 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

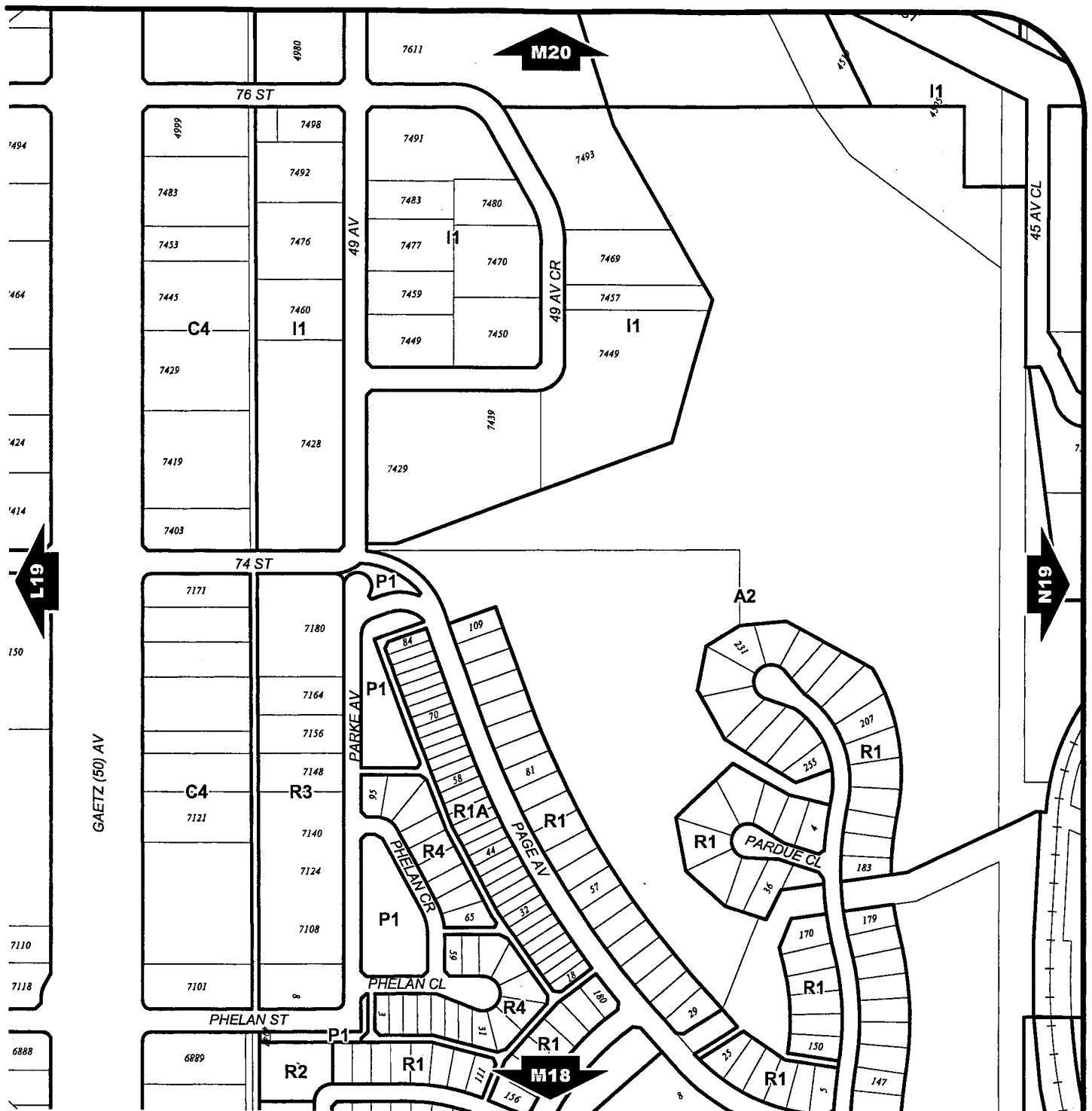
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M19

NW 1/4 Sec 28 38-27-W4



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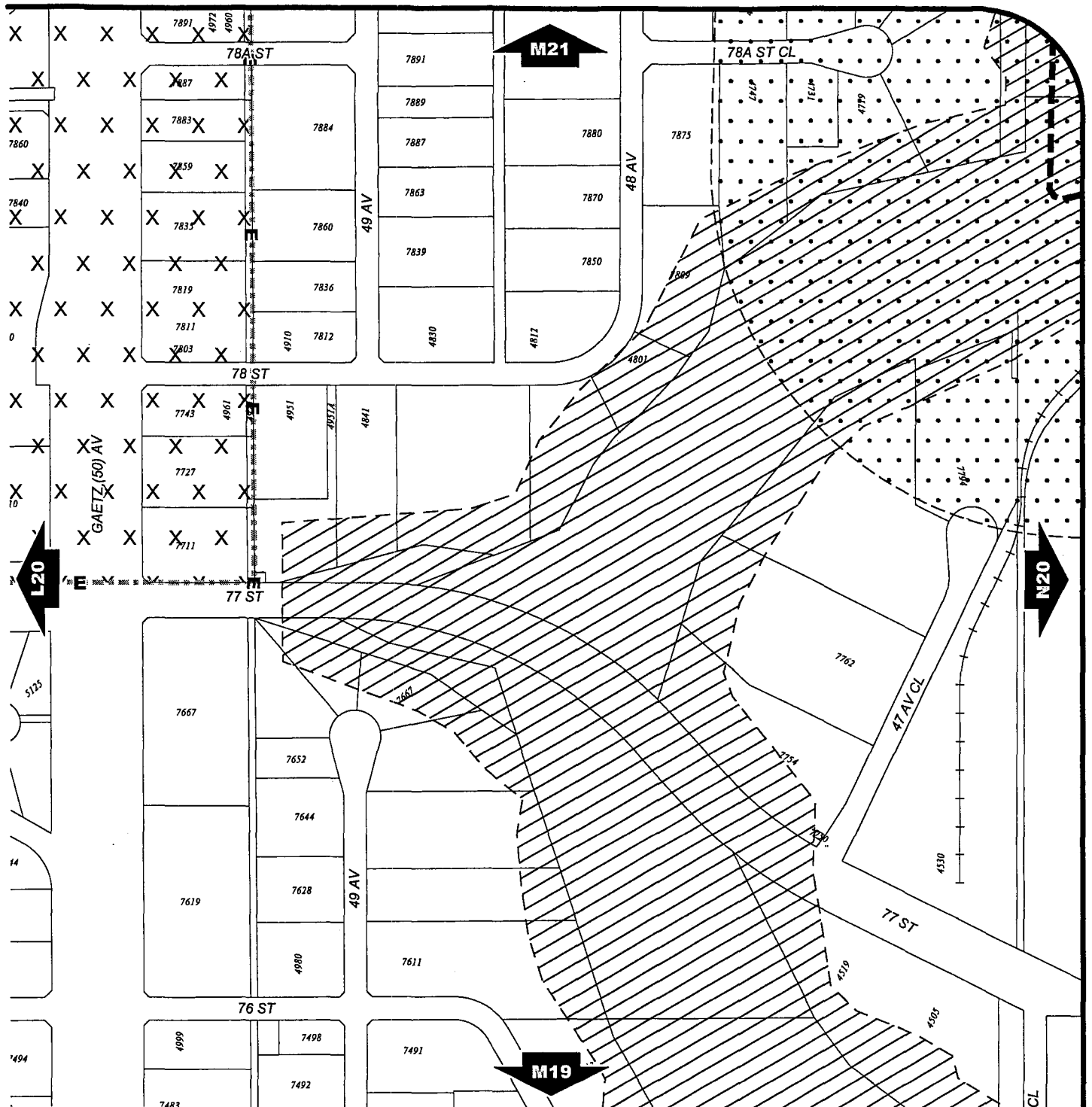
	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts
M19

NW 1/4 Sec 28 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

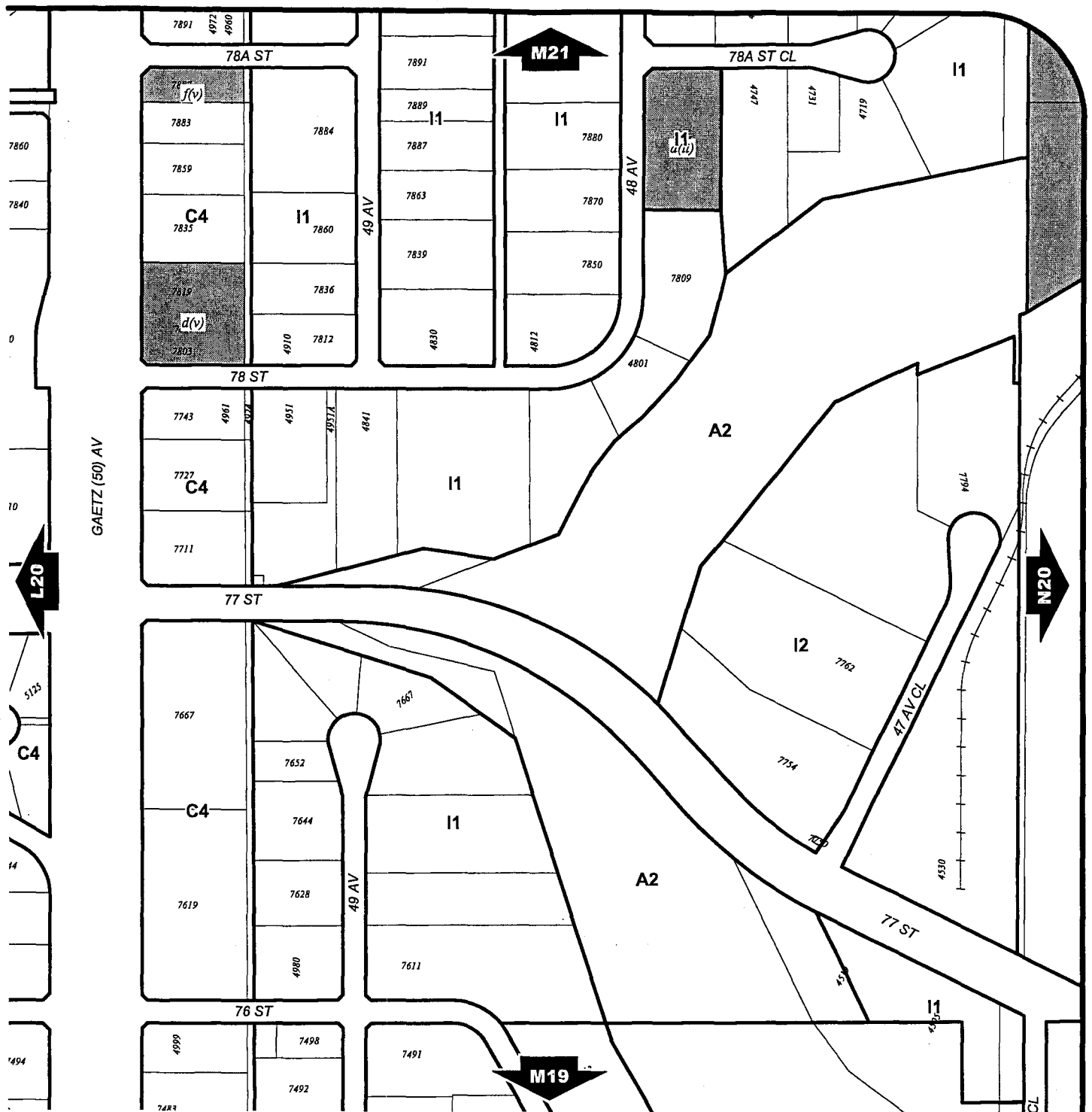
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M20

SW 1/4 Sec 33 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

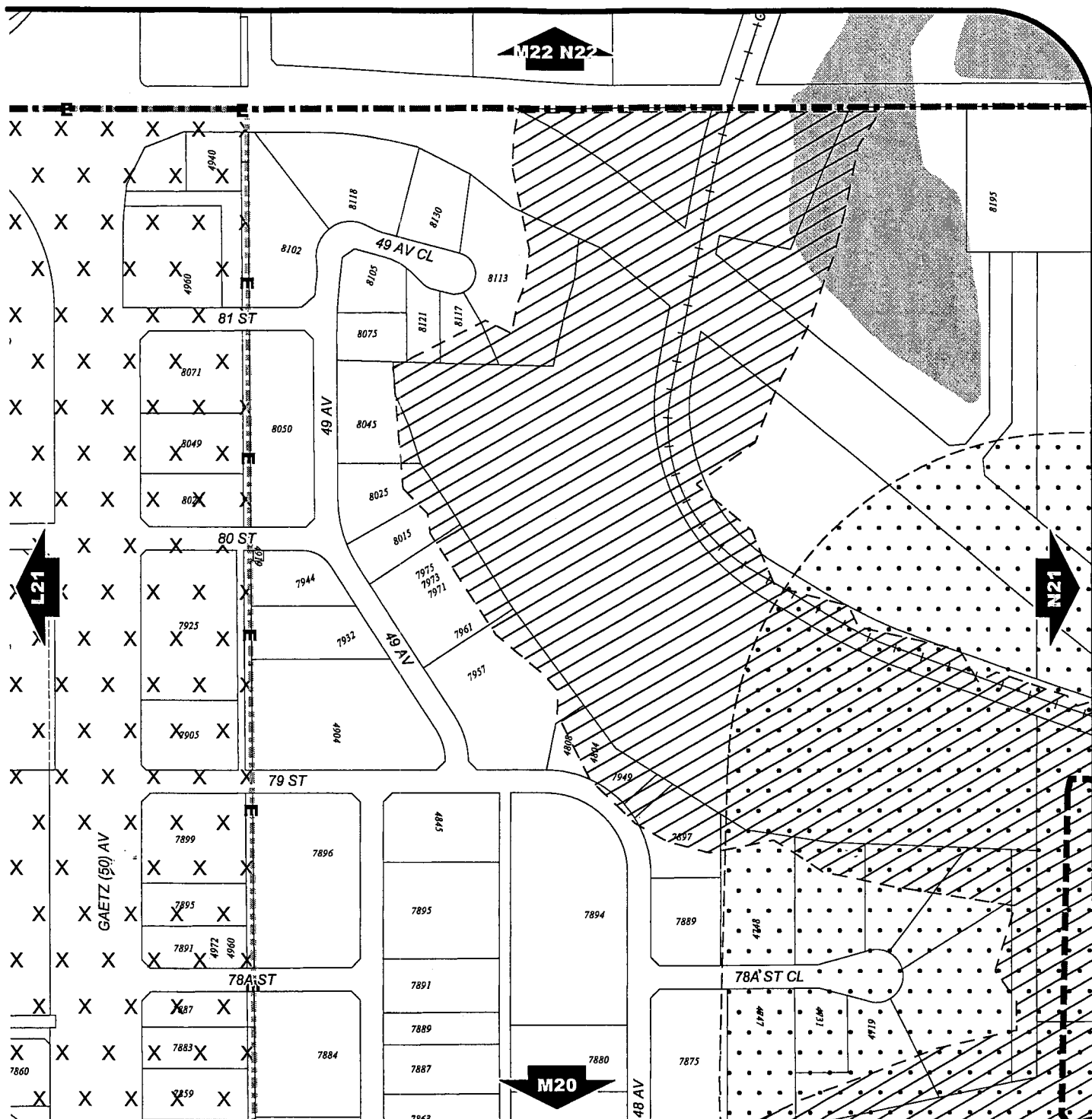
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Land Use Districts

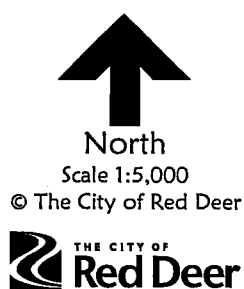
M20

SW¼ Sec33 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

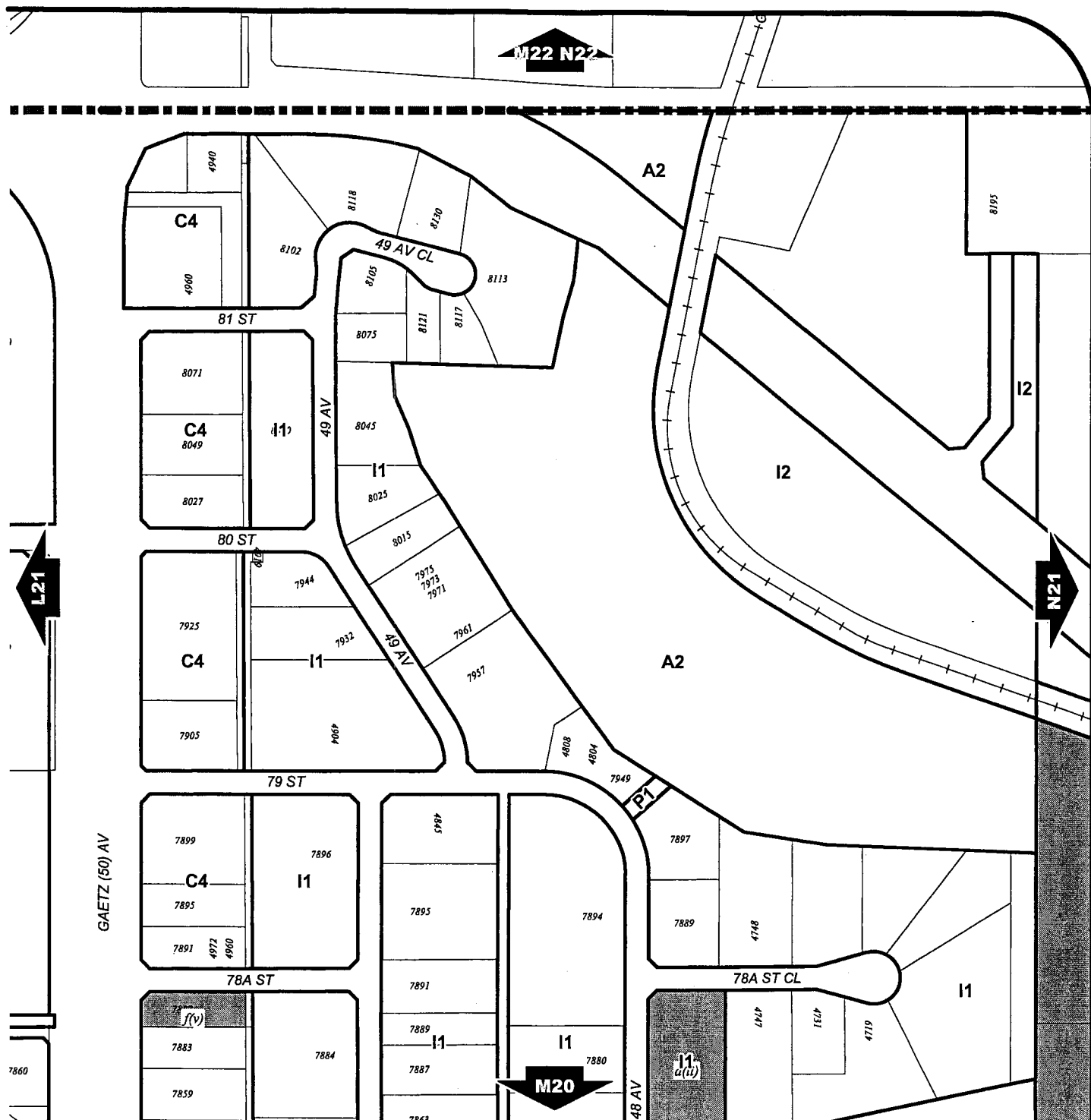
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

M21

NW1/4 Sec33 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

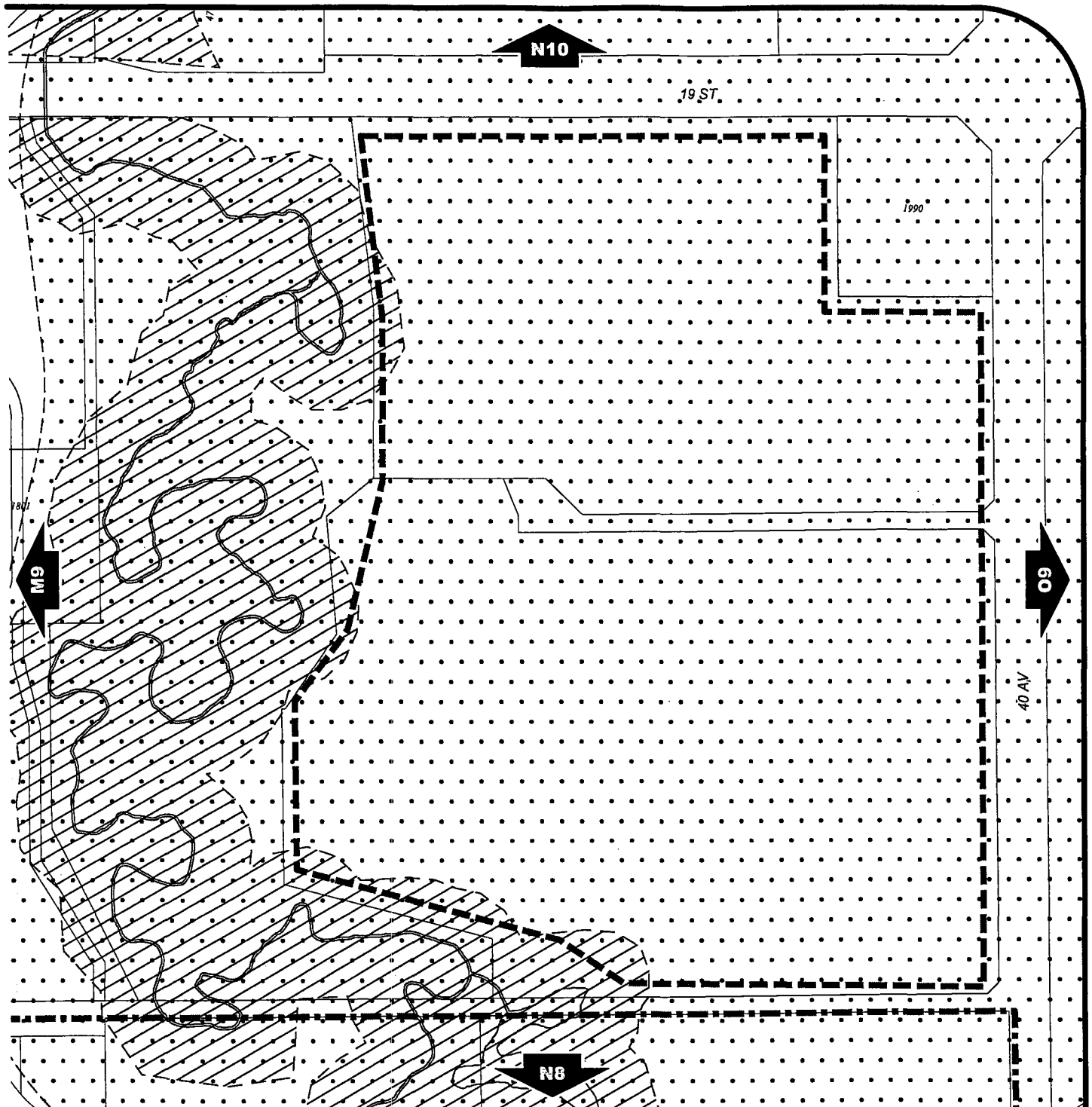
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Land Use Districts

M21

NW¼ Sec33 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



North

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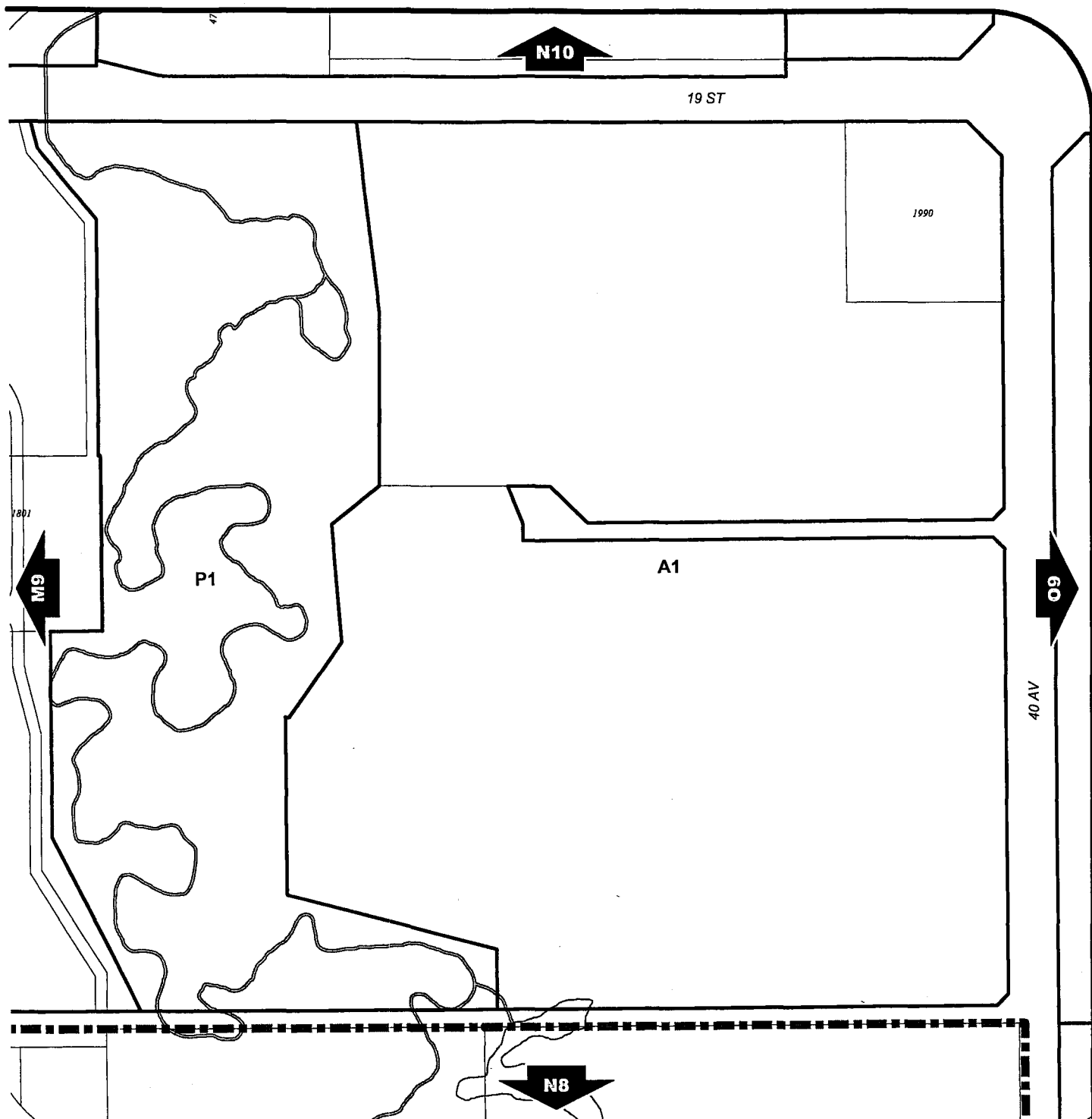
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|------------------------------|--------------------------------|
| Escarpment Area | Historical Preservation Sites |
| Flood Fringe | Historically Significant Sites |
| Floodway | Historical Site Number |
| Landfill Site (approximate) | City Boundary |
| Landfill Setback | Civic Address |
| Major Entry Area | Railway |
| Parkvale District | Proposed Lots |
| Gaetz - Ross Heritage Area | |
| Business Revitalization Zone | |

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Land Use Constraints

N9

NE1/4 Sec33 37-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1.	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District	103	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

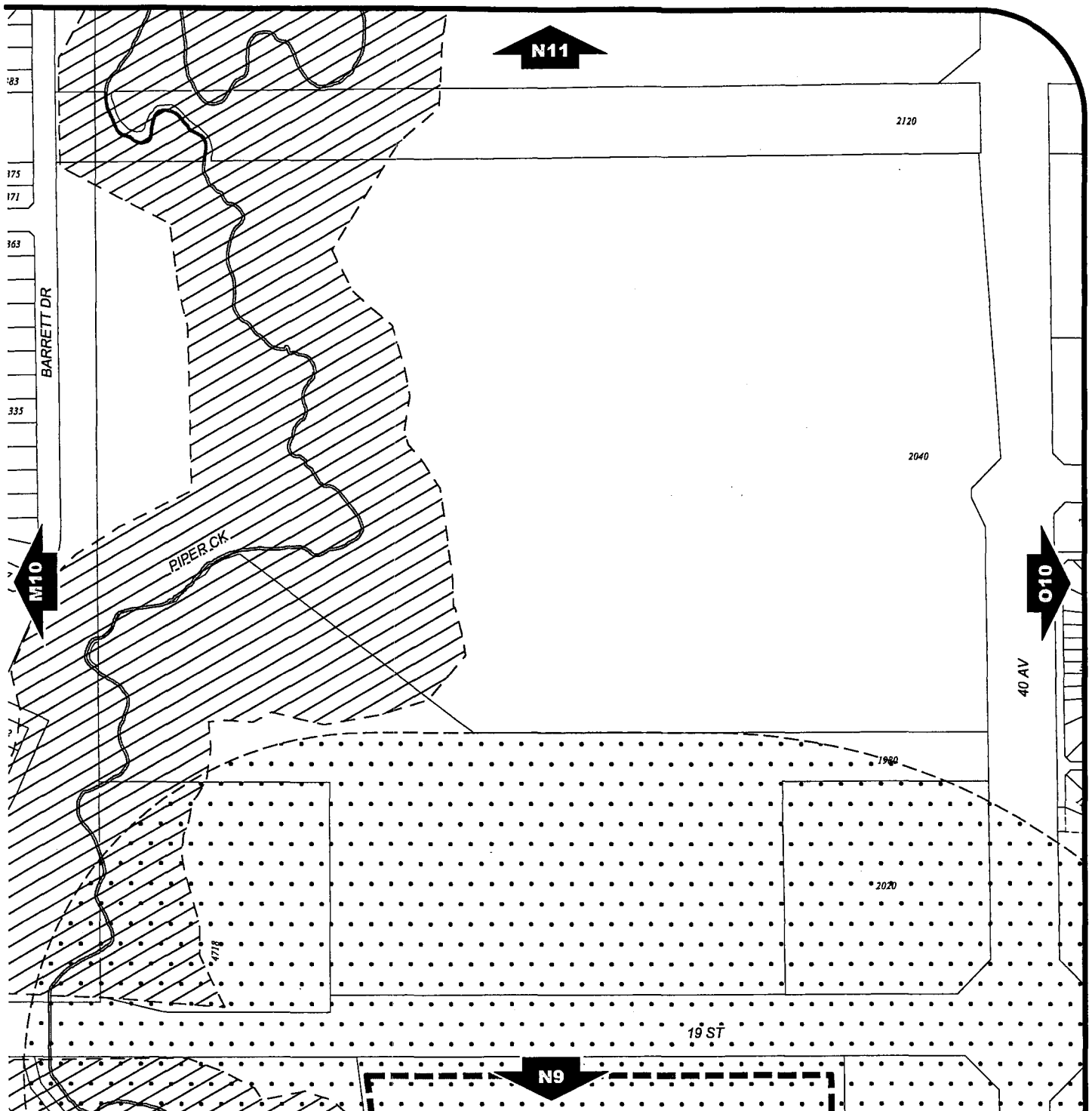
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Land Use Districts

N9

NE¼ Sec33 37-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

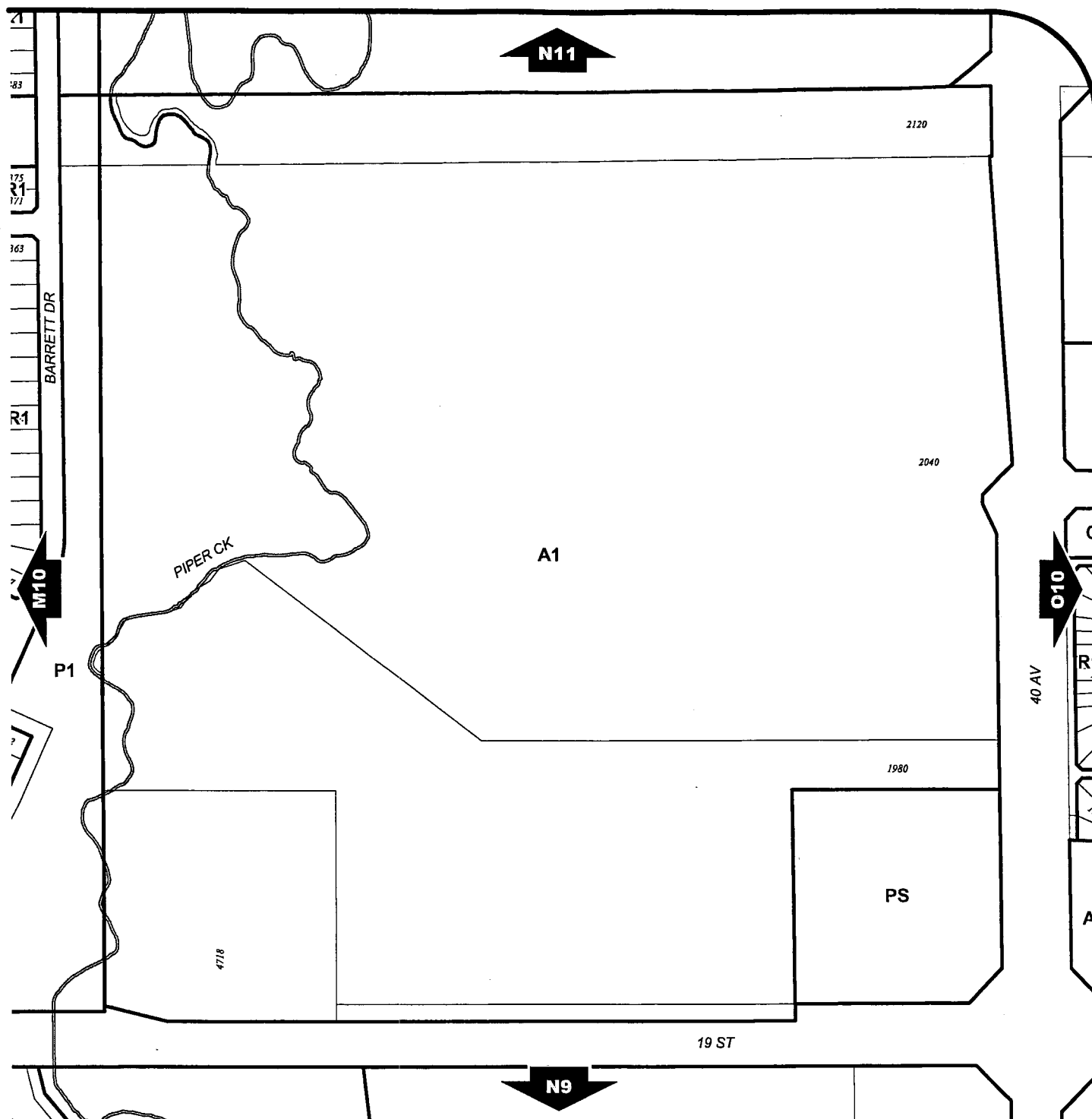
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N10

SE1/4 Sec4 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
4718	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

N10

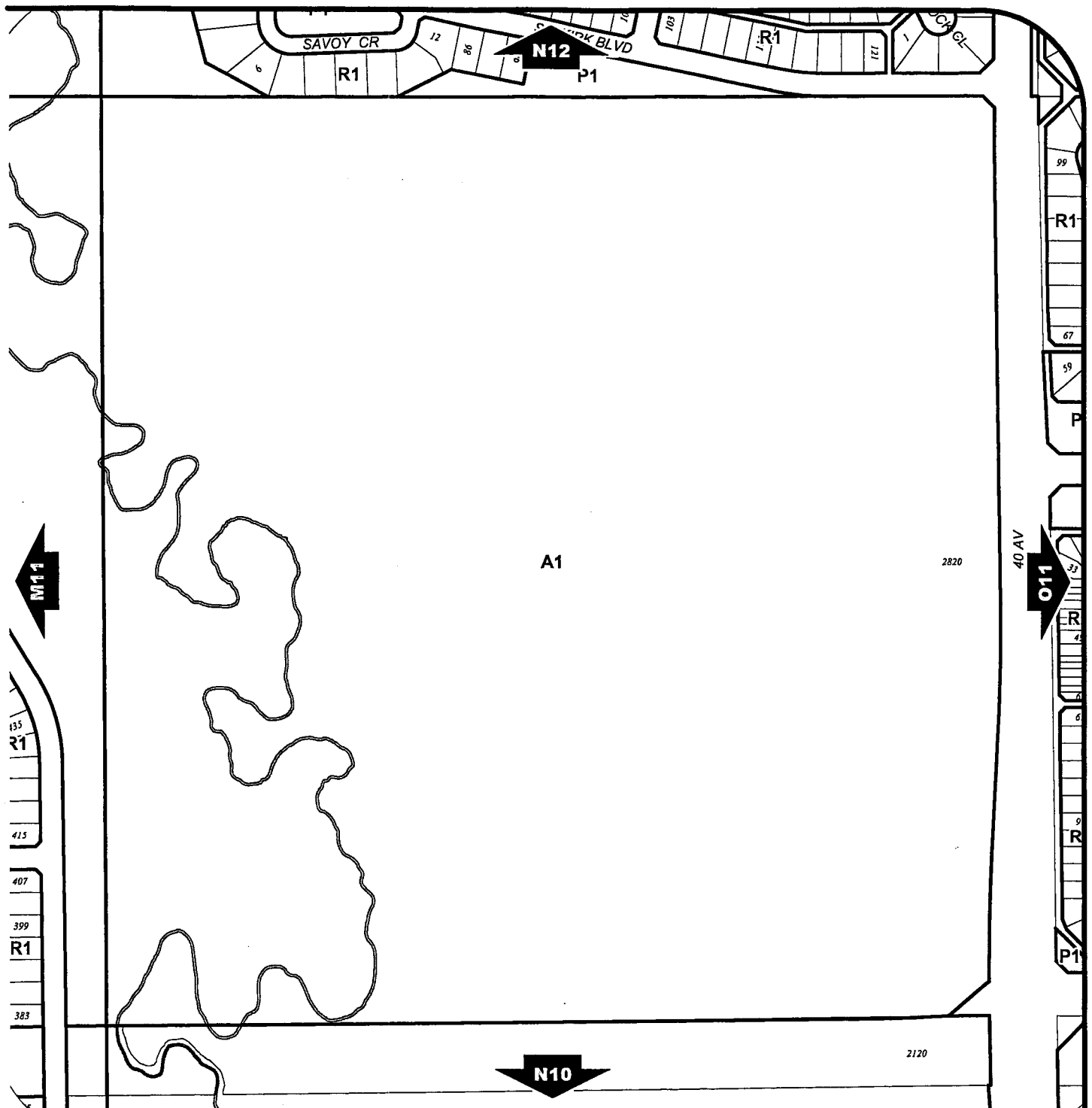
SE¼ Sec4 38-27-W4

Refer to Constraints Map



- | | |
|---|--------------------------------|
|  | Historical Preservation Sites |
|  | Historically Significant Sites |
| <i>HP-32</i> | Historical Site Number |
|  | City Boundary |
| <i>123</i> | Civic Address |
|  | Railway |
|  | Proposed Lots |

NE¼ Sec4 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

N11

NE¼ Sec4 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

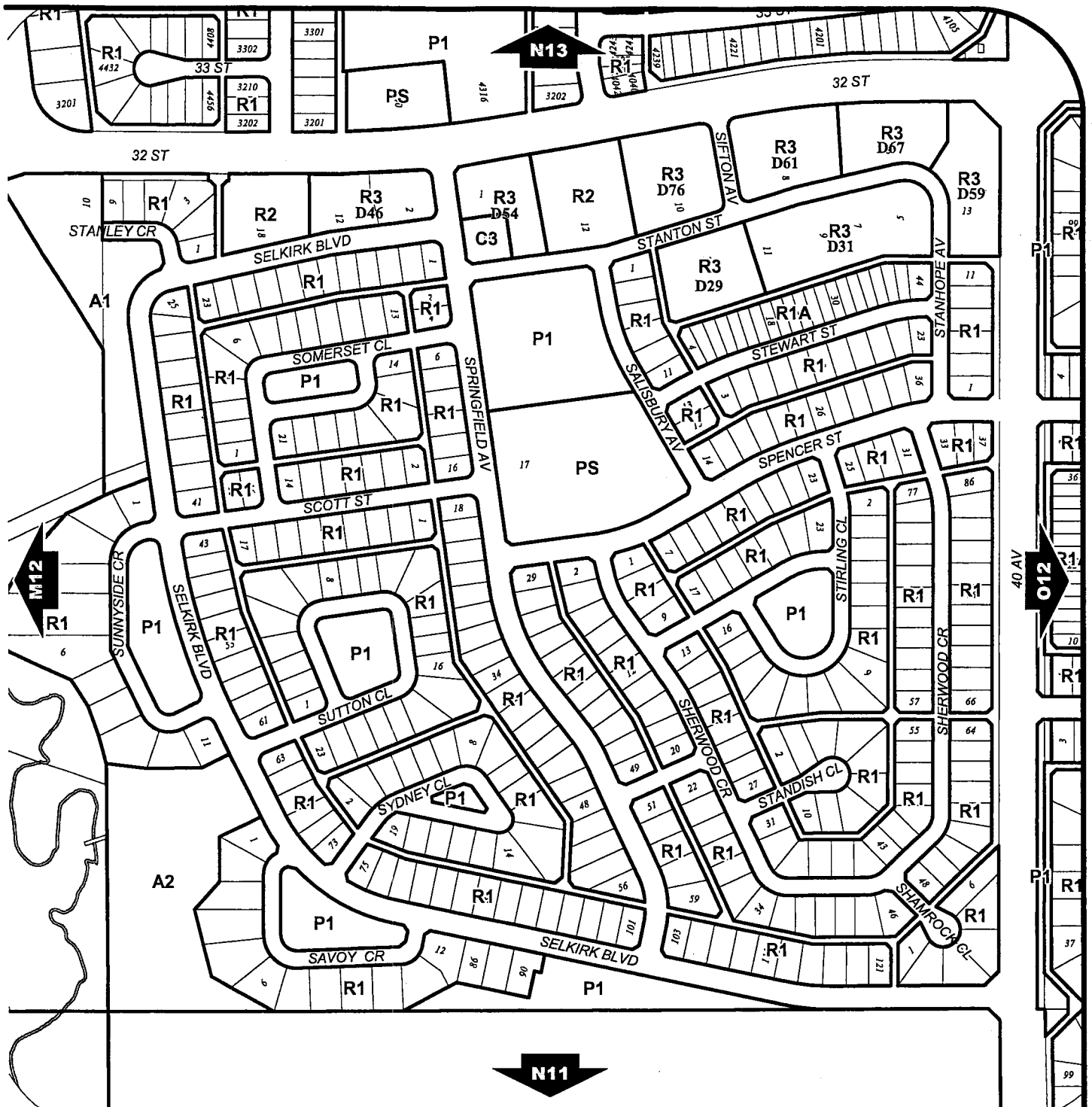
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N12

SE¼ Sec9 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

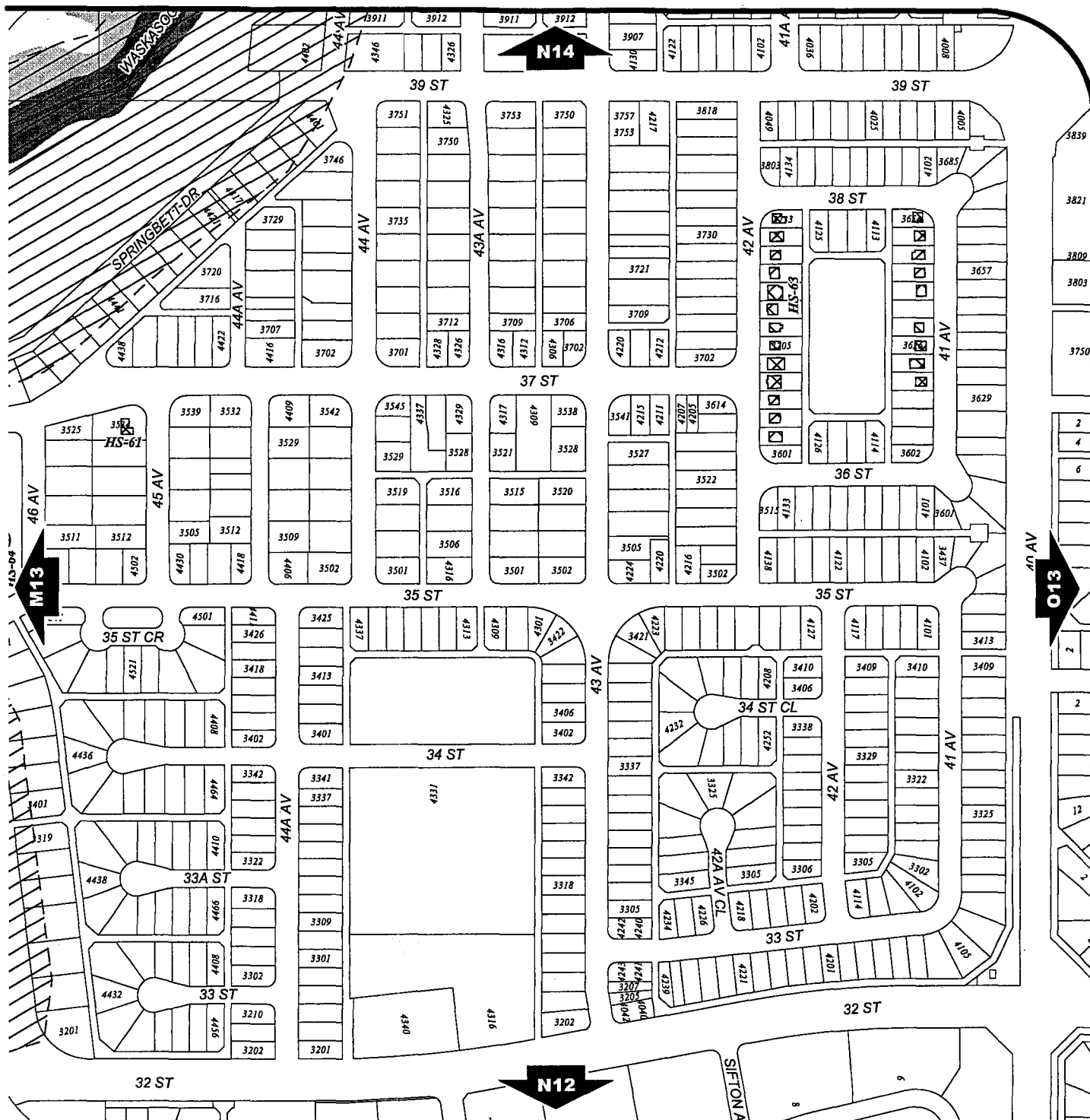
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Land Use Districts

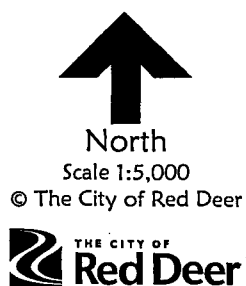
N12

SE¼ Sec9 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

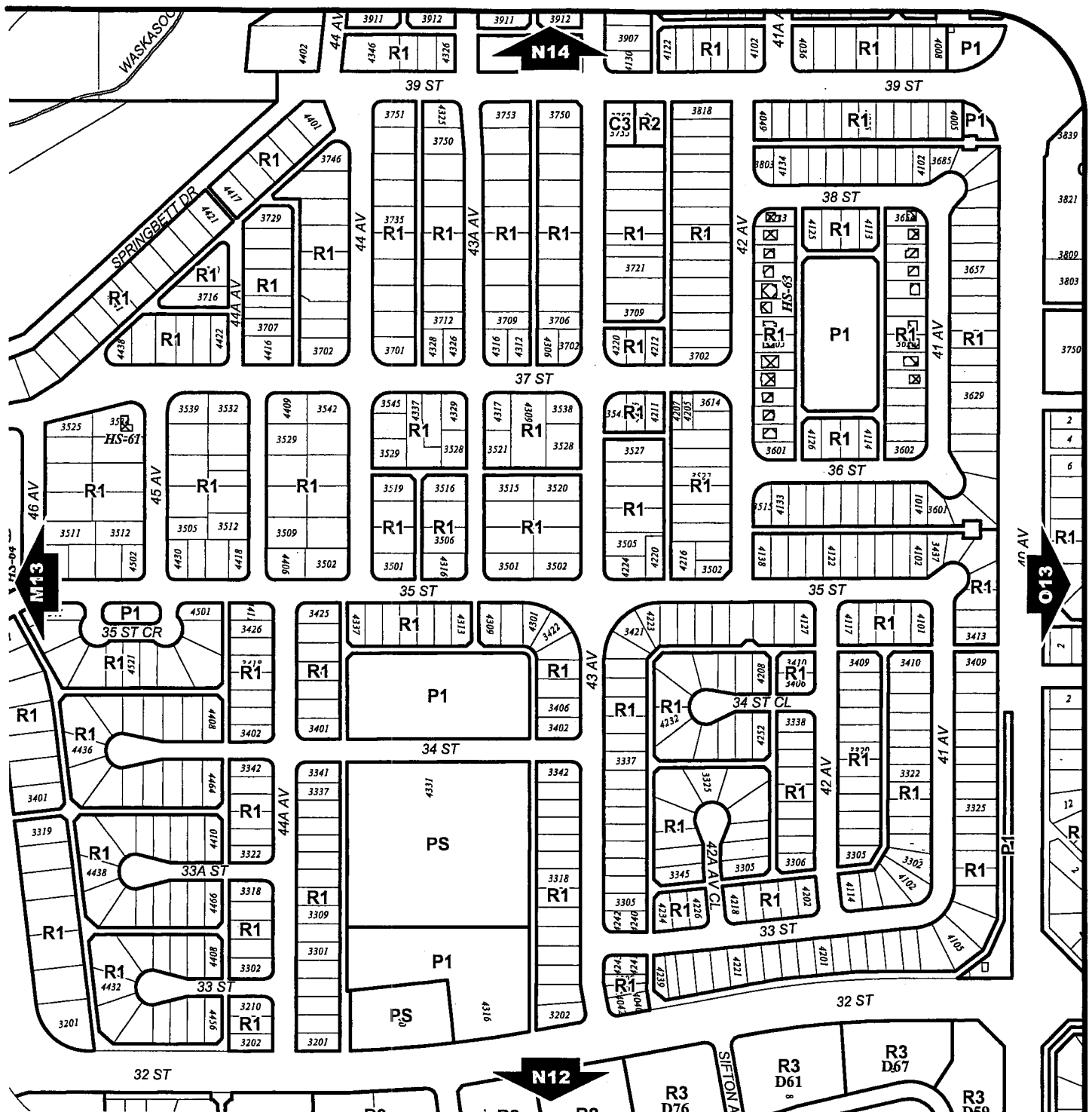
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N13

NE¼ Sec9 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

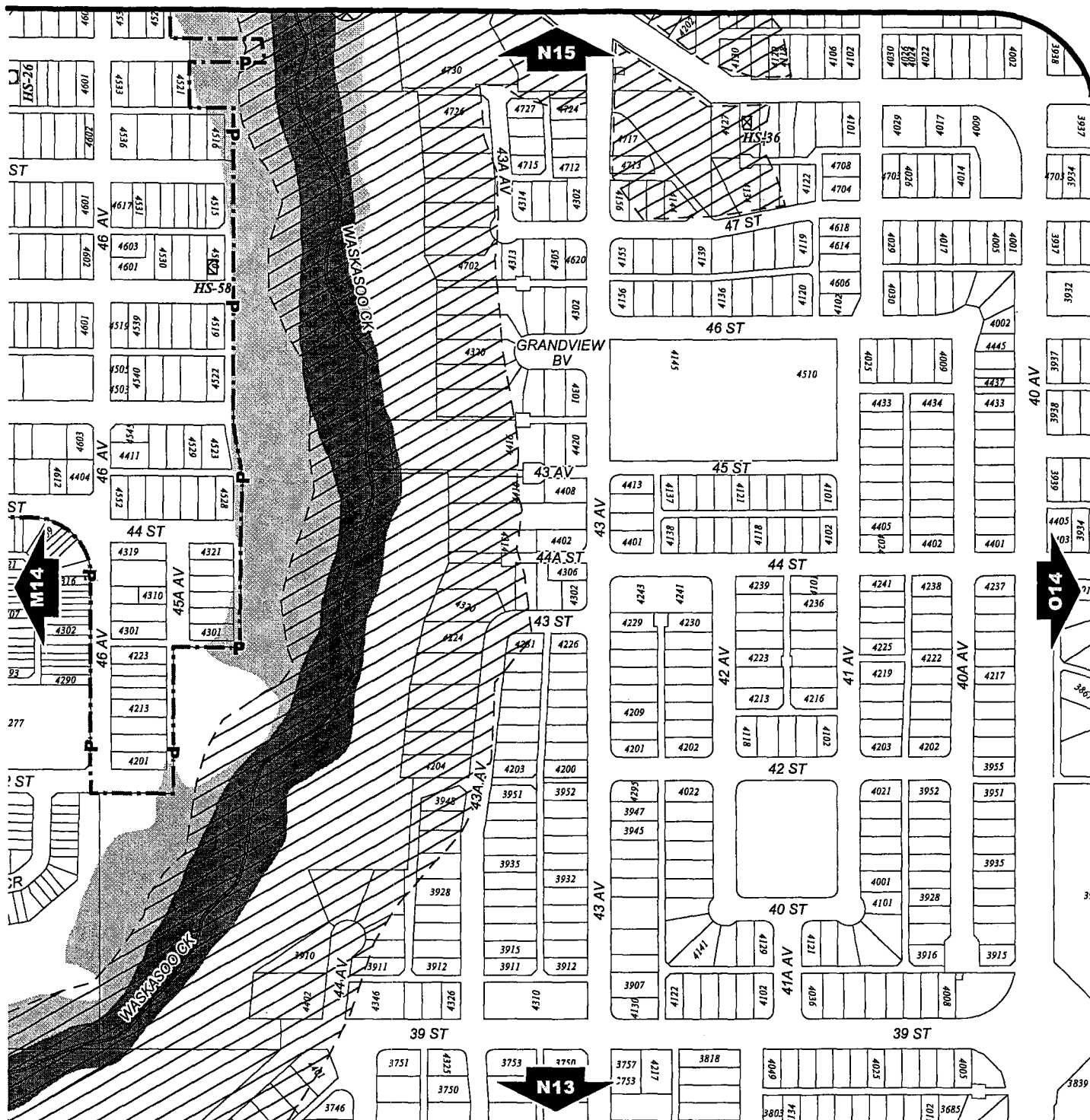
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Land Use Districts

N13

NE¼ Sec9 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

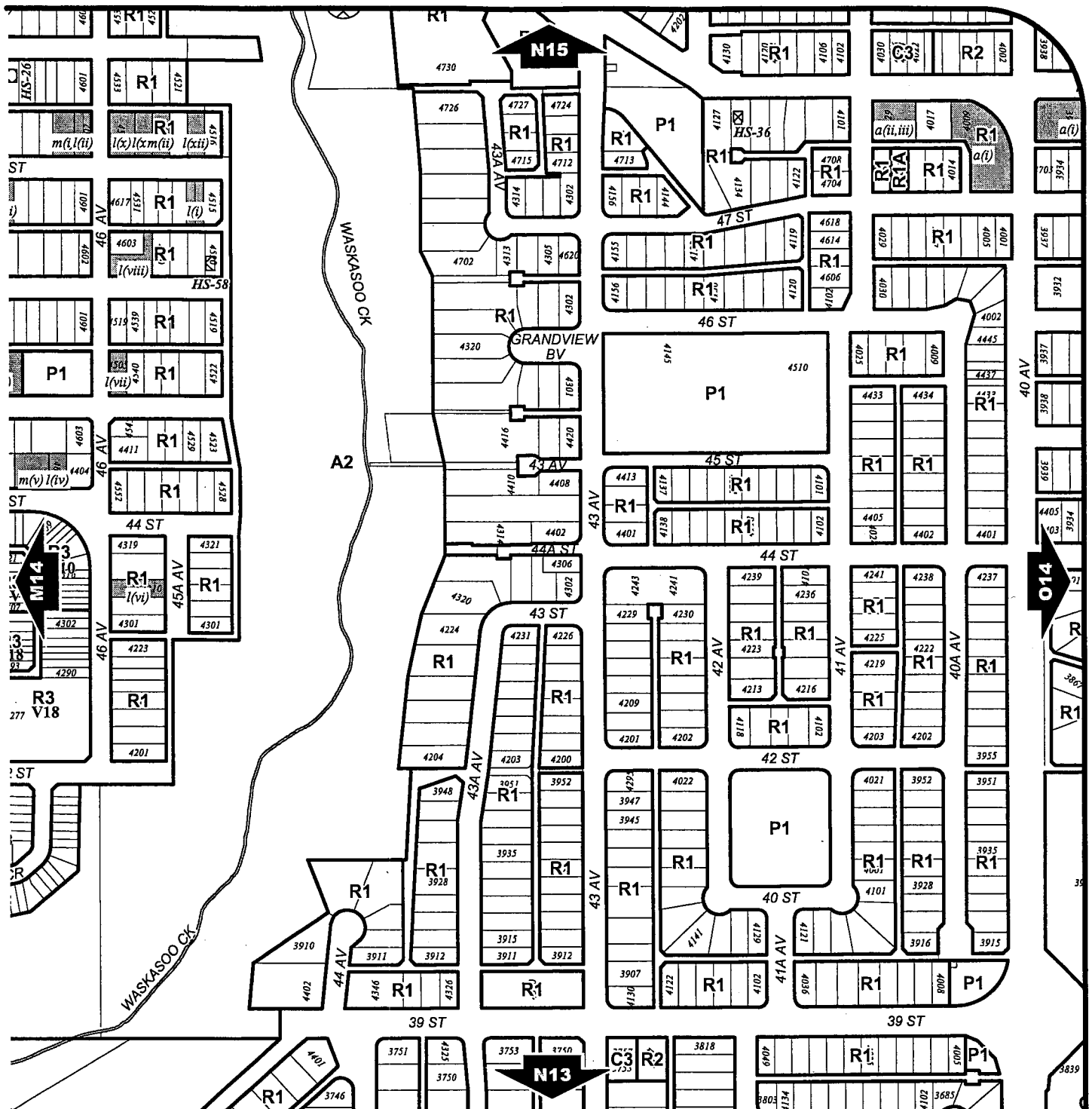
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N14

SE¼ Sec16 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

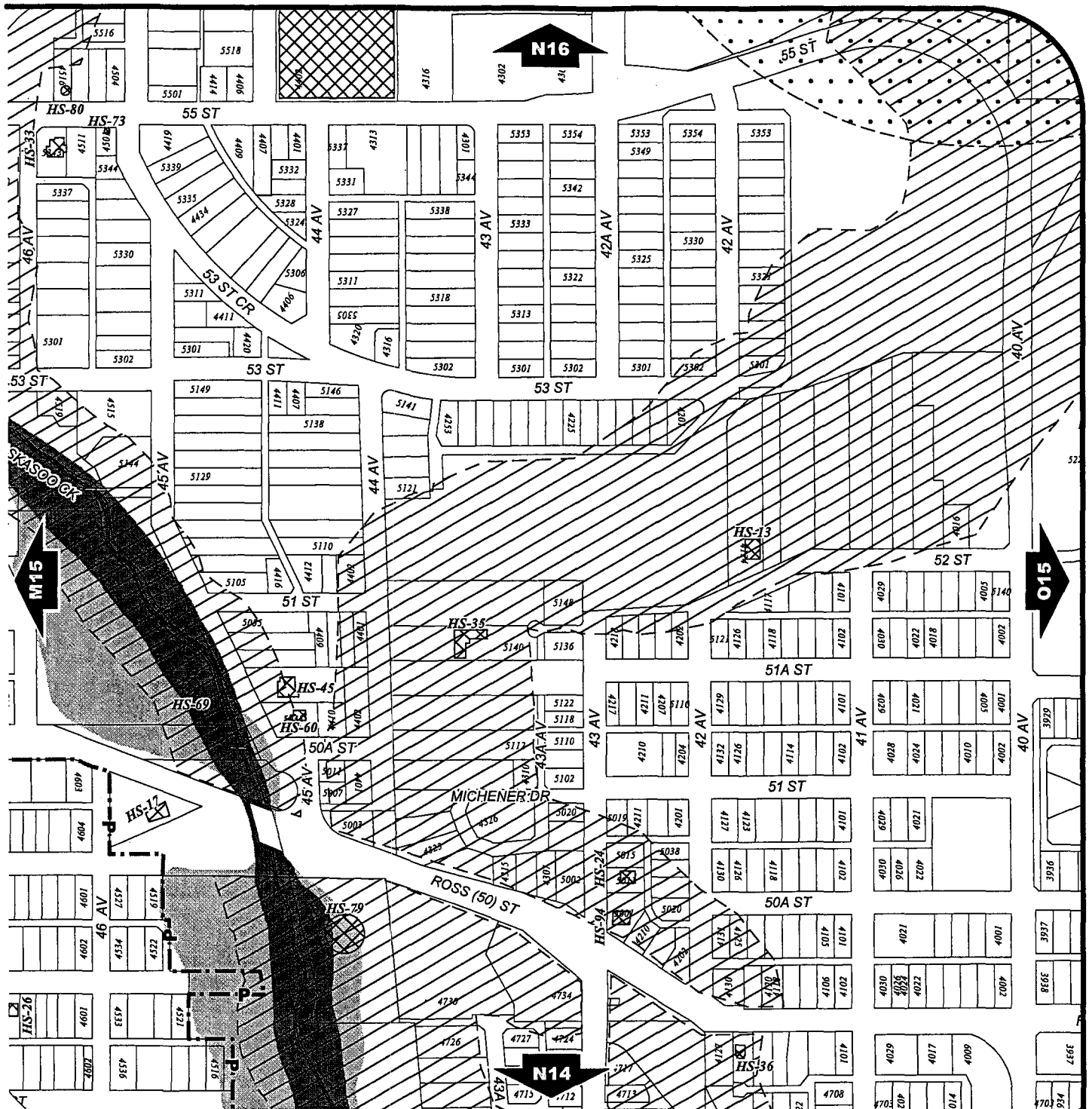
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Land Use Districts

N14

SE¼ Sec16 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N15

NE¼ Sec16 38-27-W4



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North

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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	e(i) Exception Number		City Boundary
	Exempted from District		Civic Address
	2a Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

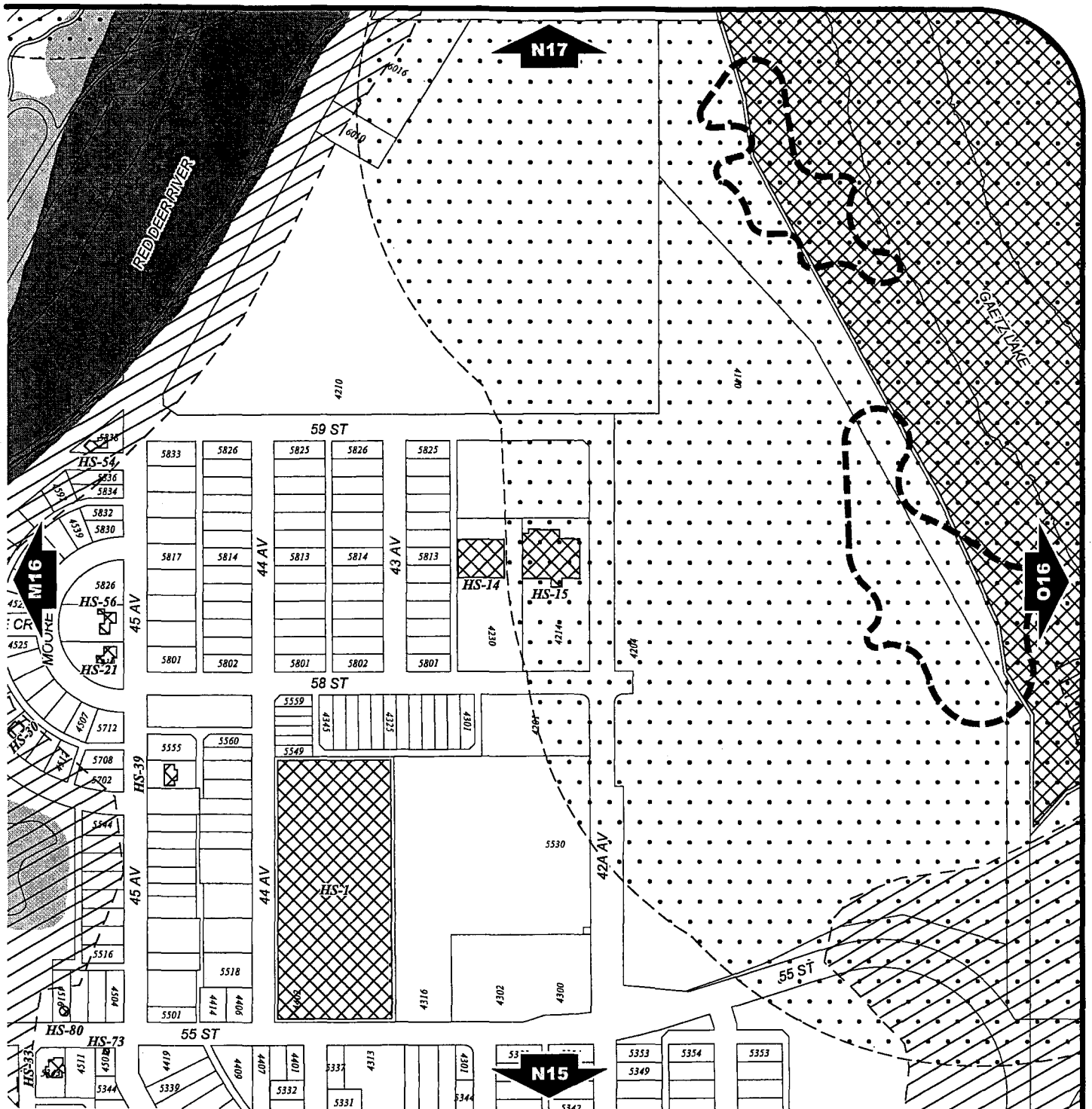
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Land Use Districts

N15

NE¼ Sec16 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

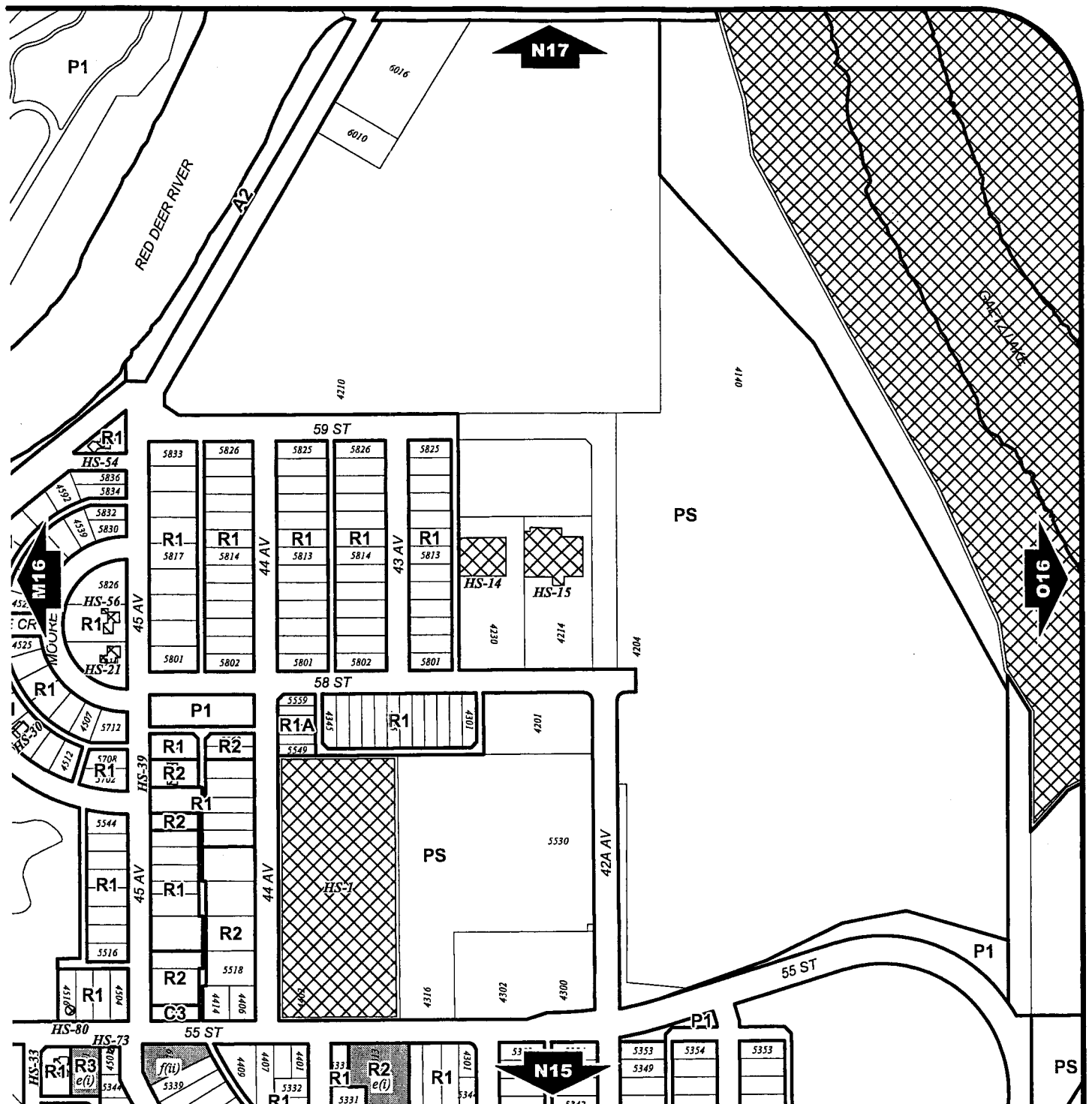
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N16

SE¼ Sec21 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

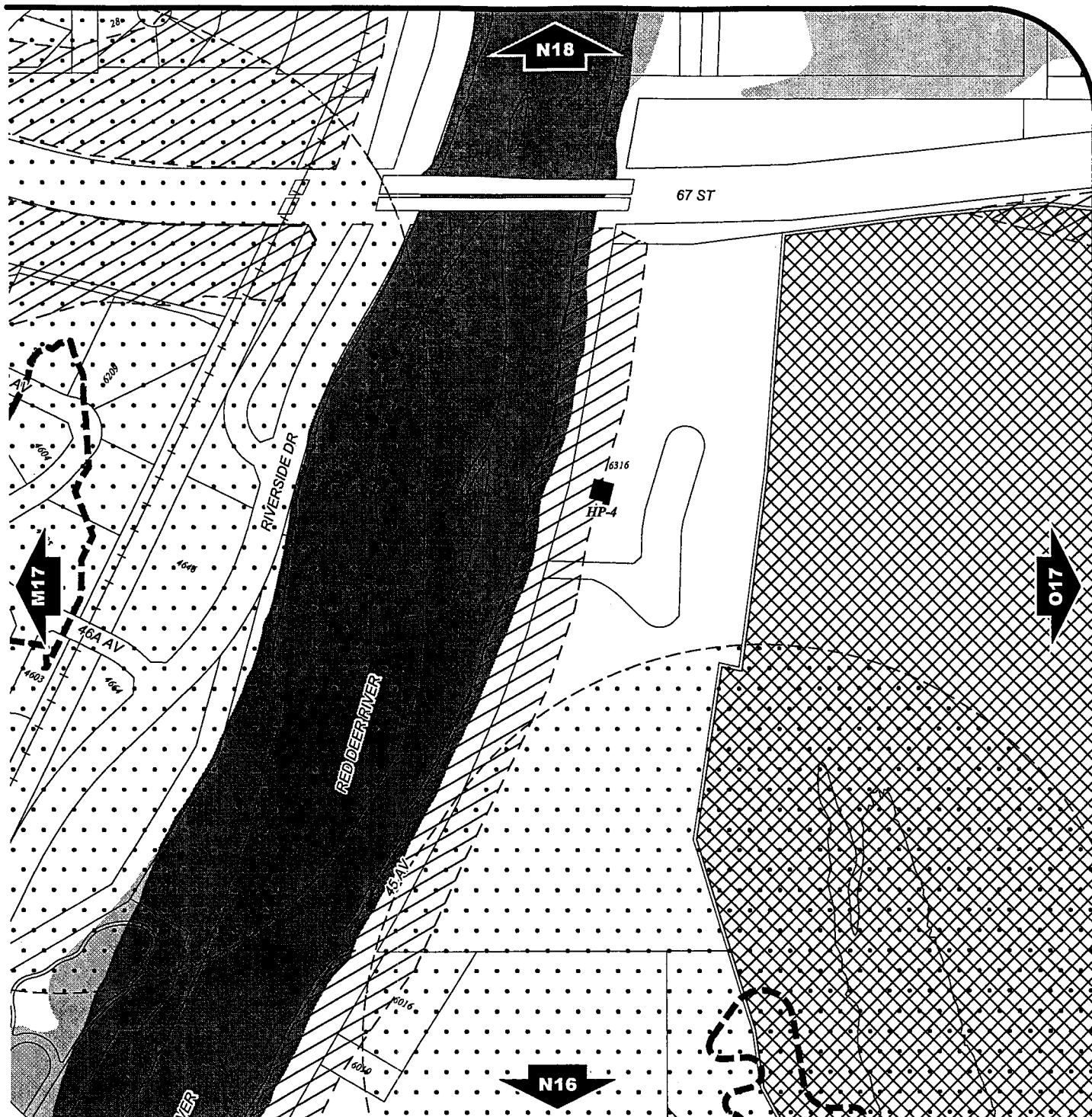
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Land Use Districts

N16

SE¼ Sec21 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

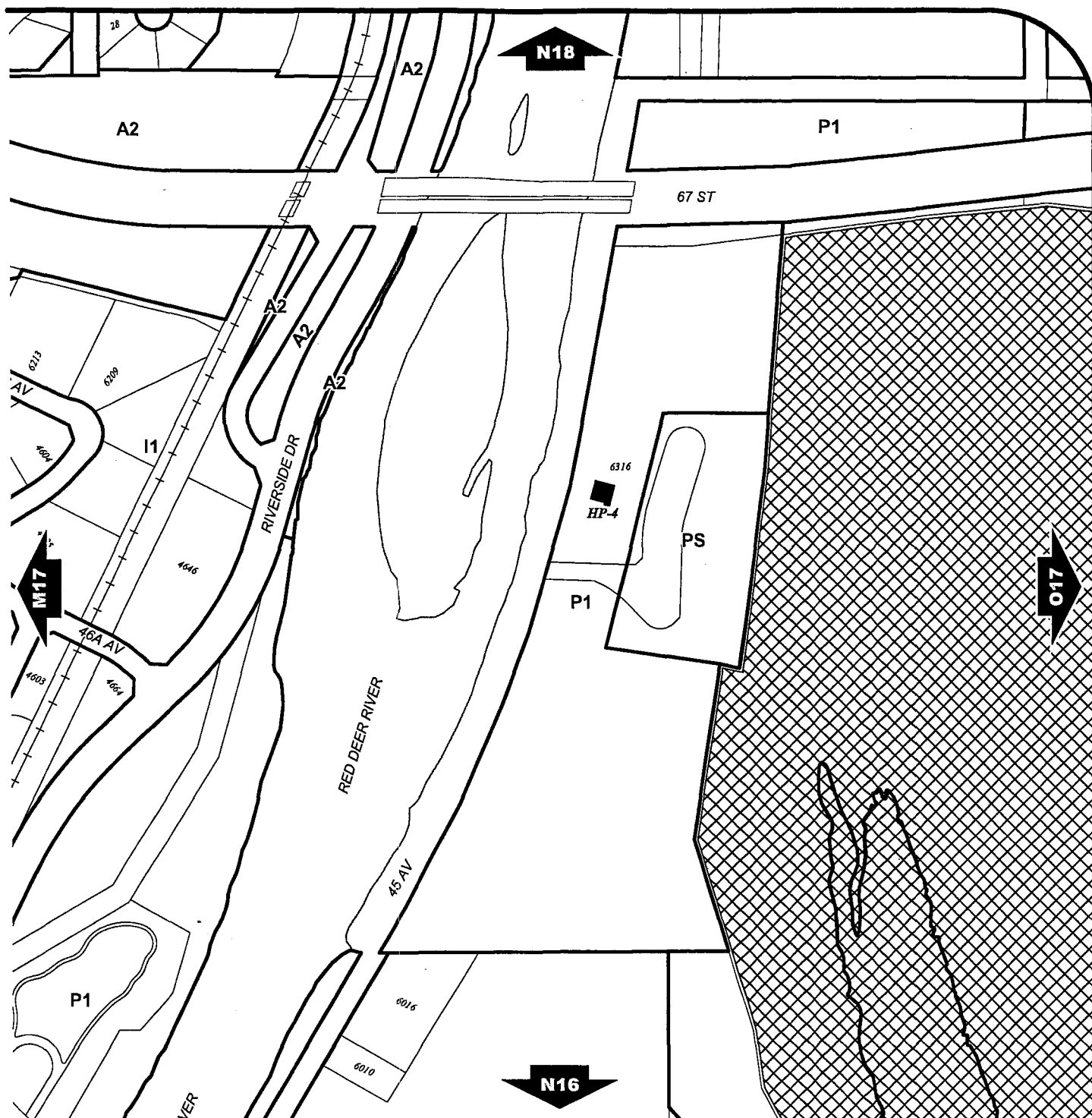
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N17

NE¼ Sec21 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

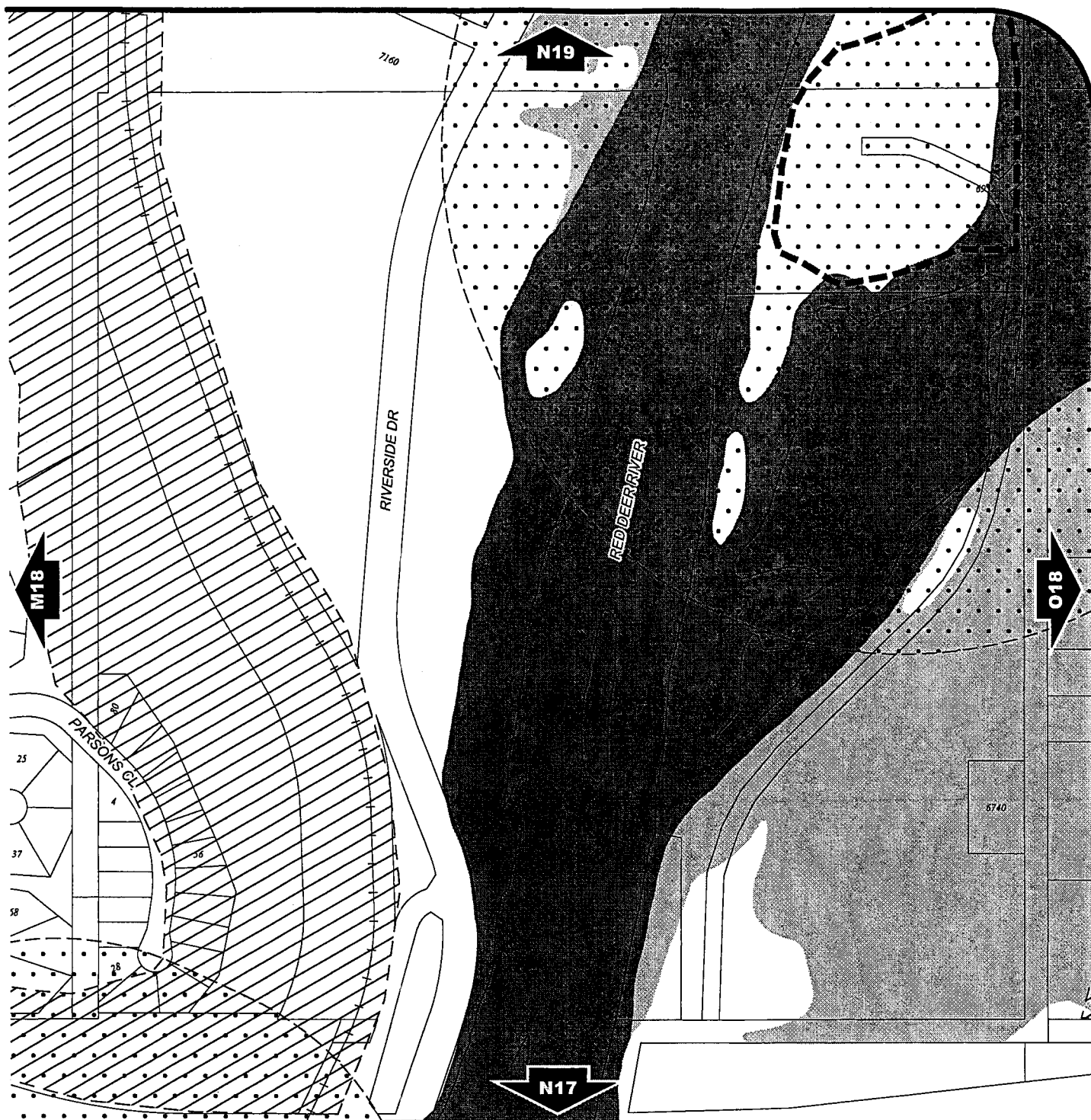
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Land Use Districts

N17

NE¼ Sec21 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

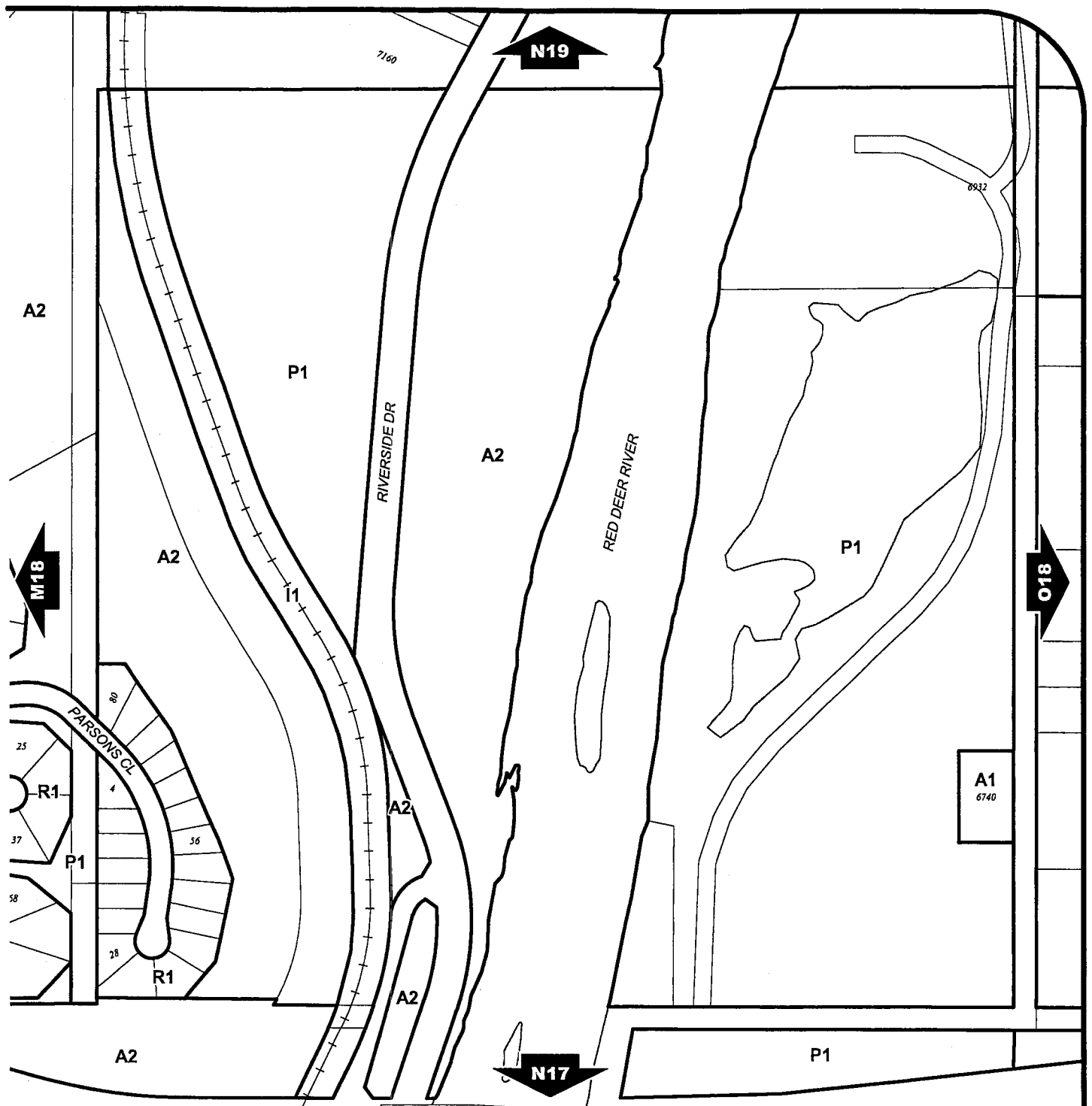
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N18

SE¼ Sec28 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
2160	Exception Number		City Boundary
	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

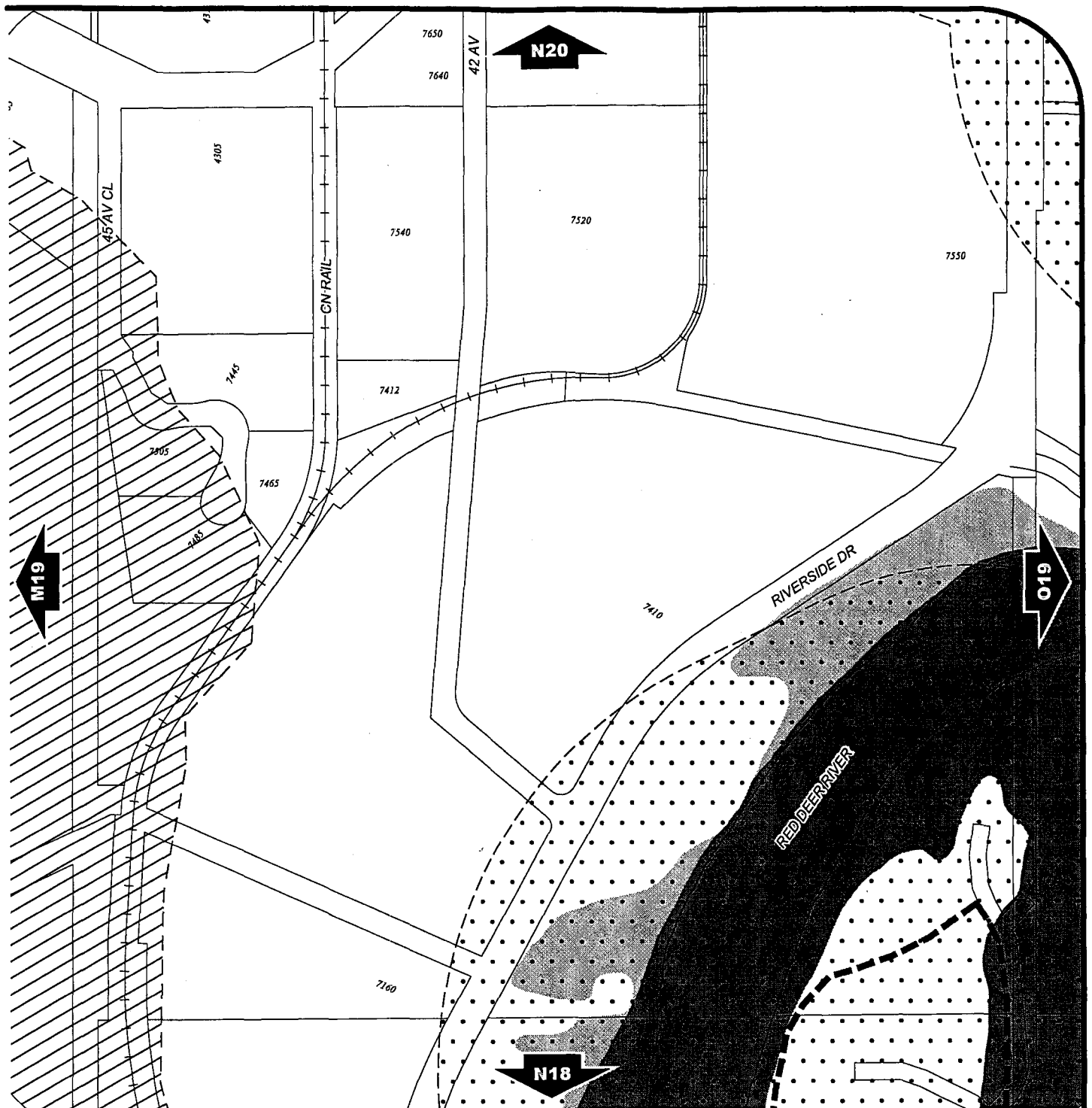
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Land Use Districts

N18

SE1/4 Sec28 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

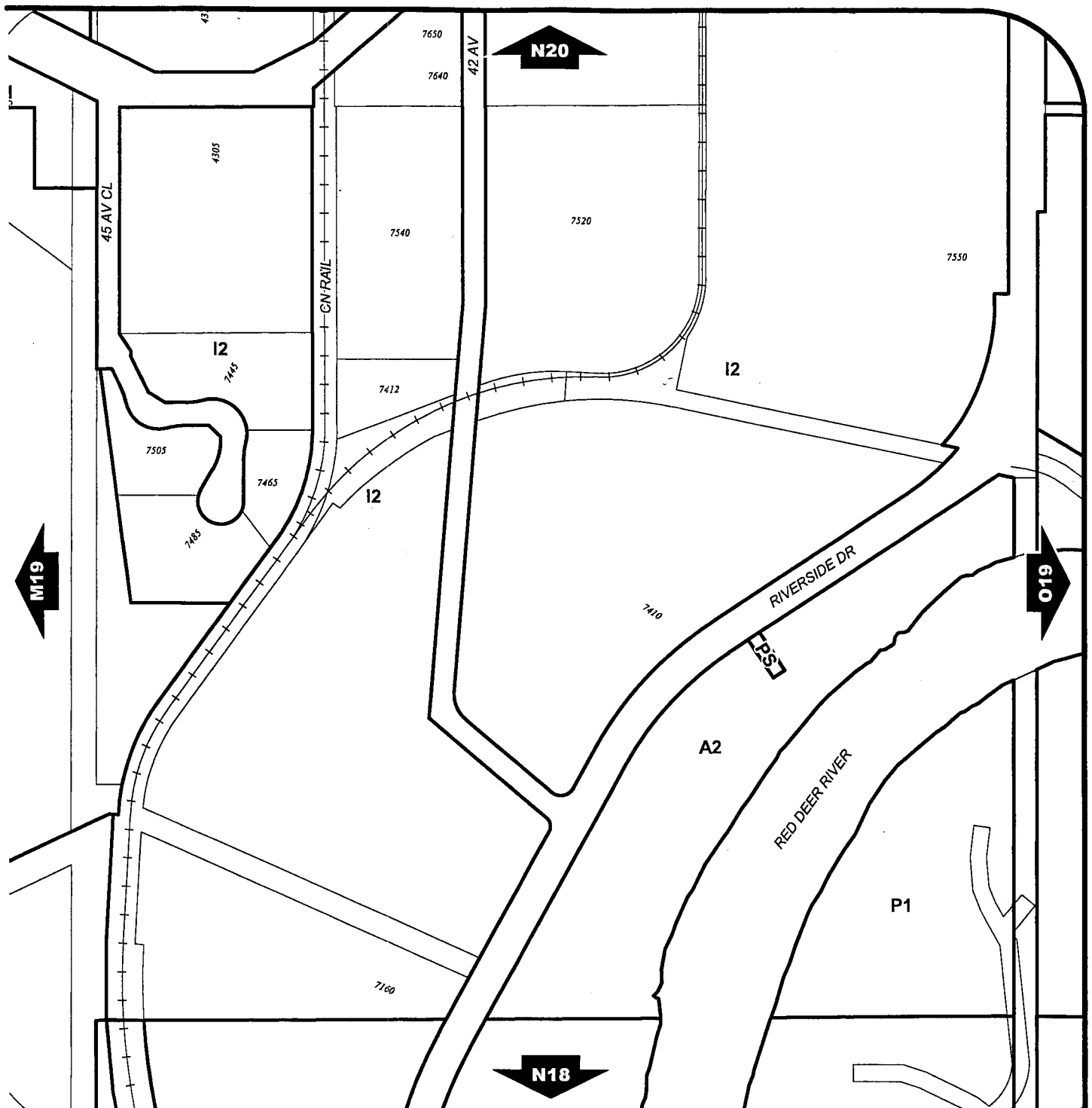
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N19

NE¼ Sec28 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

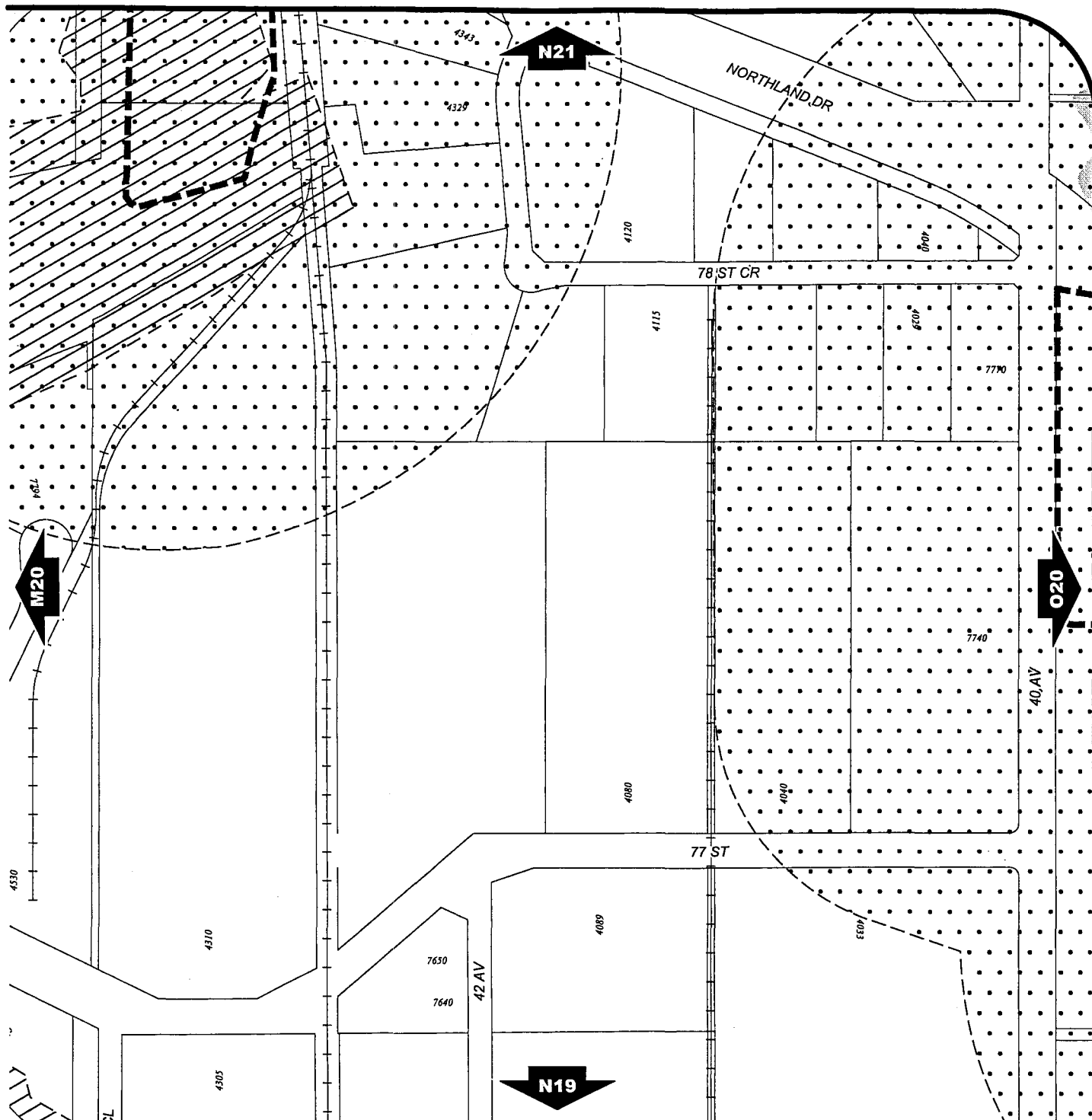
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Land Use Districts

N19

NE¼ Sec28 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

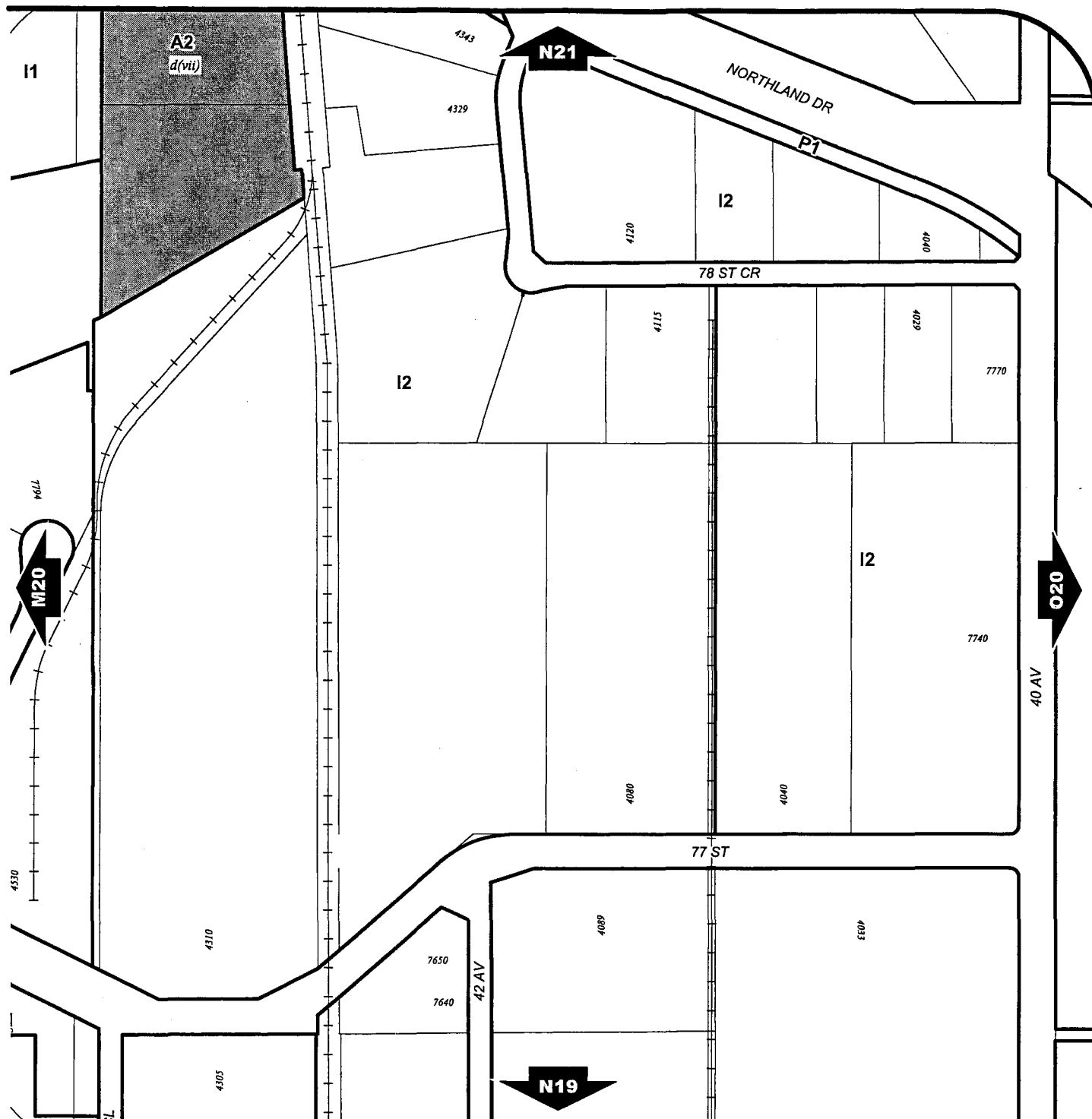
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N20

SE¼ Sec33 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

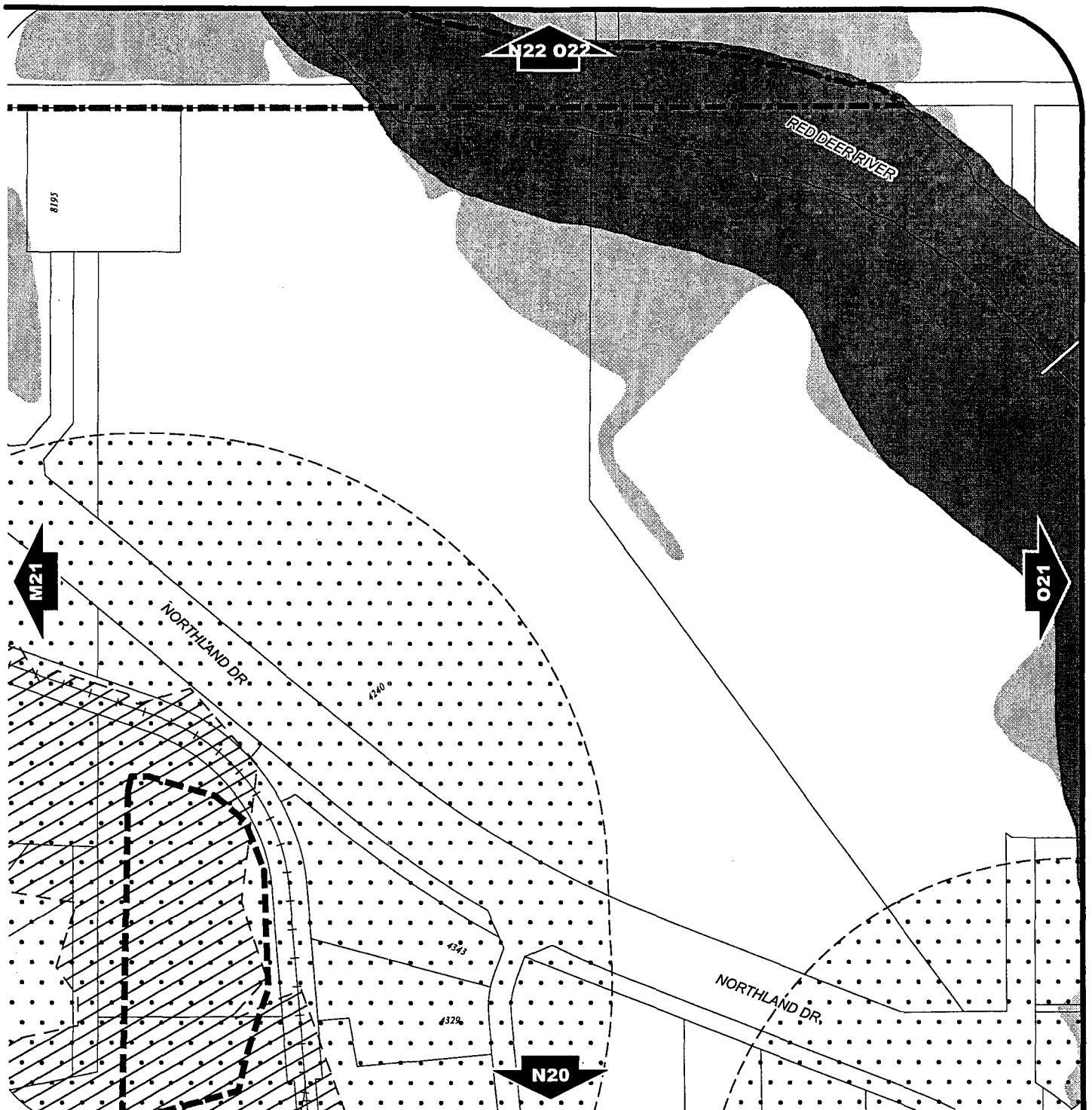
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Land Use Districts

N20

SE¼ Sec33 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

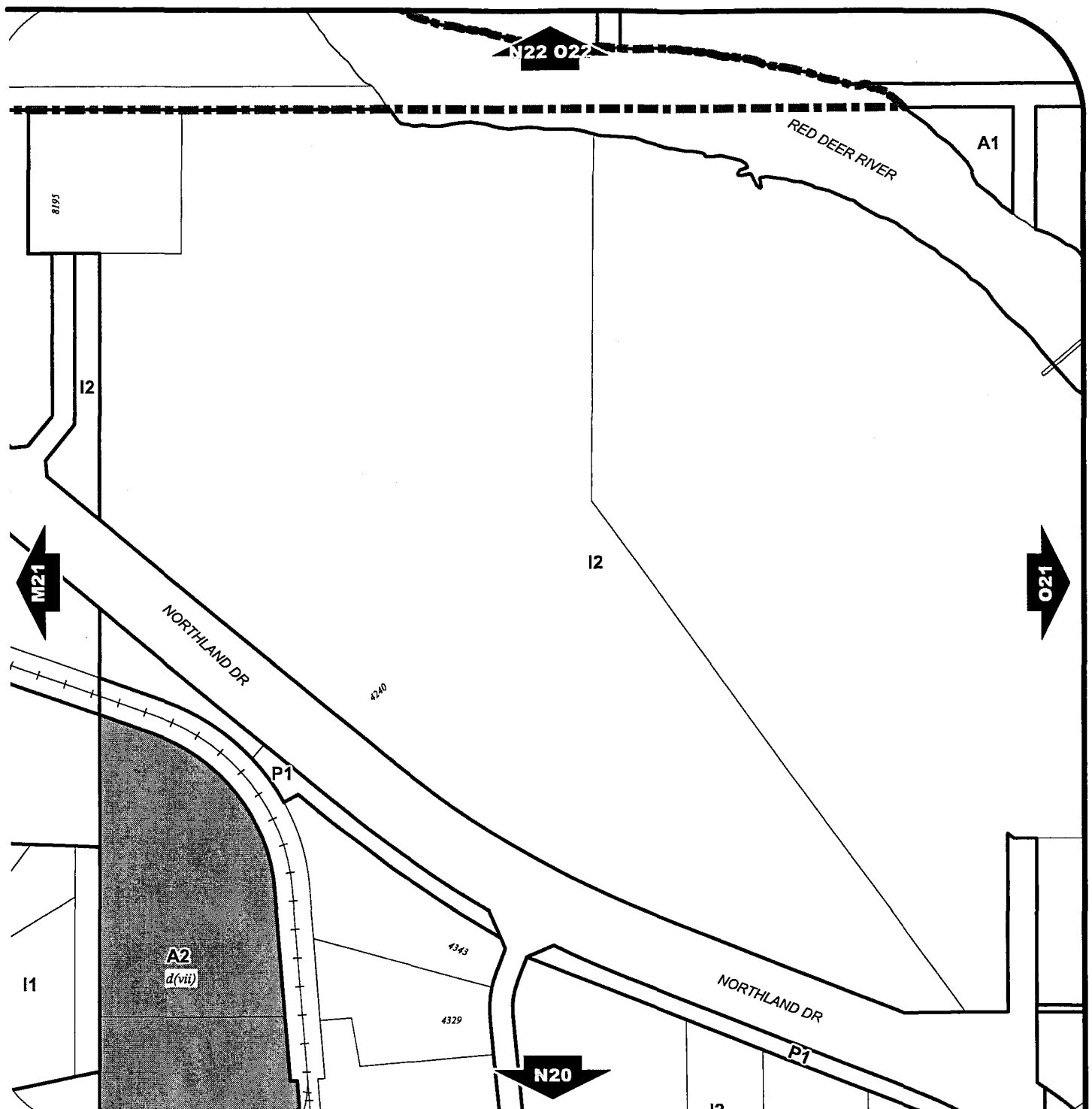
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N21

NE¼ Sec33 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(6)	Exception Number		City Boundary
	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

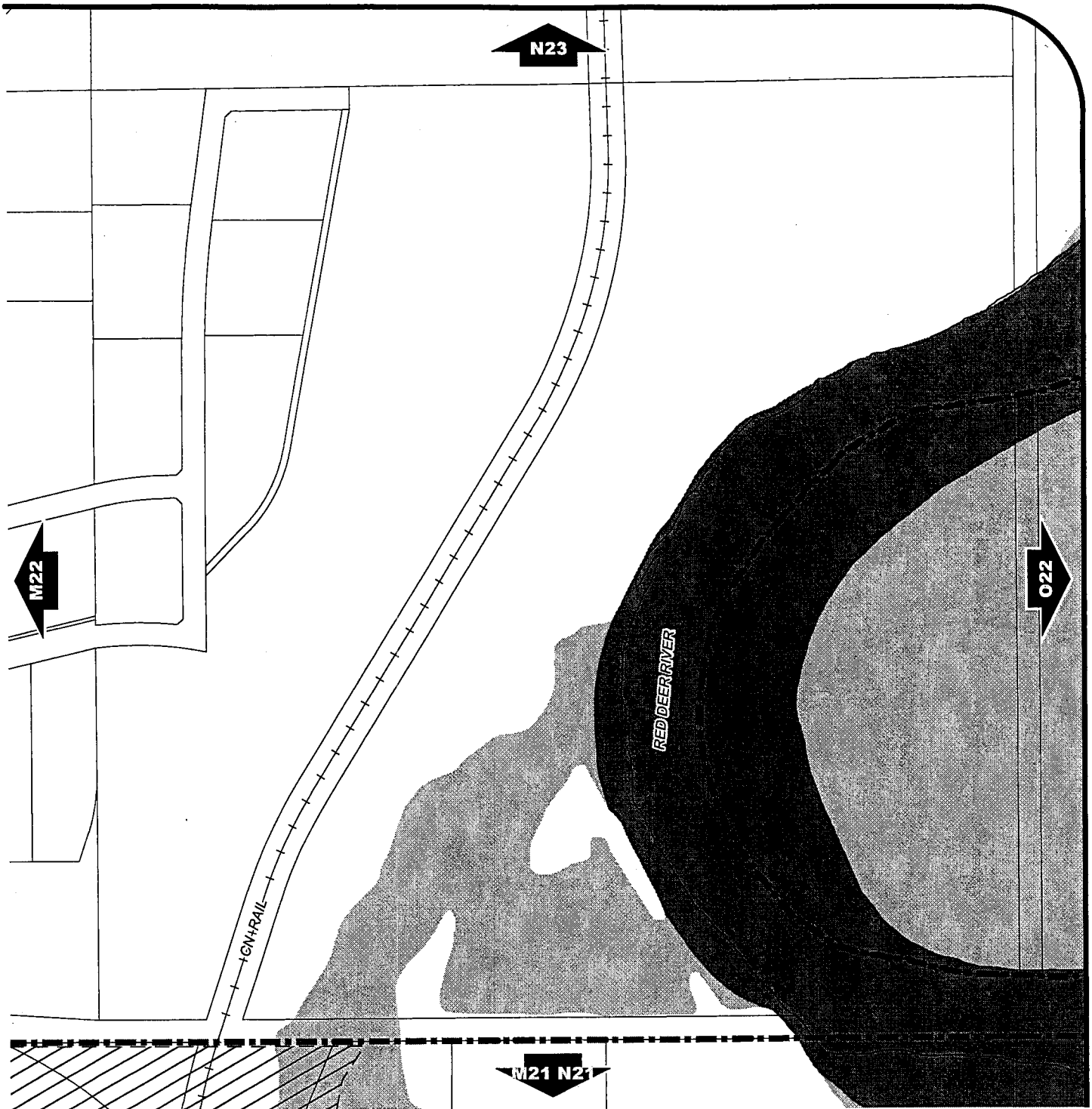
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Land Use Districts

N21

NE¼ Sec33 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

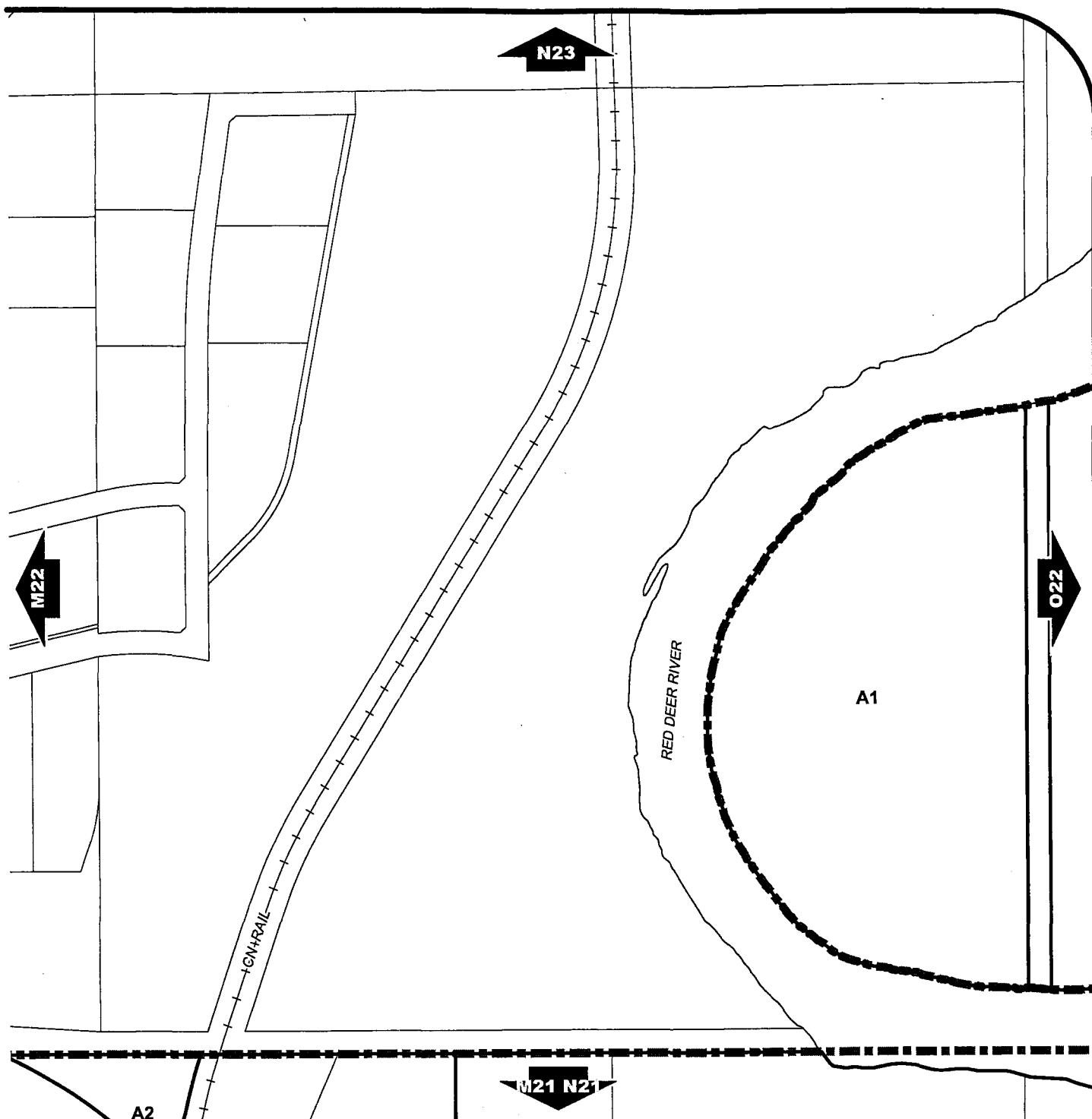
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

N22

SE1/4 Sec3 39-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

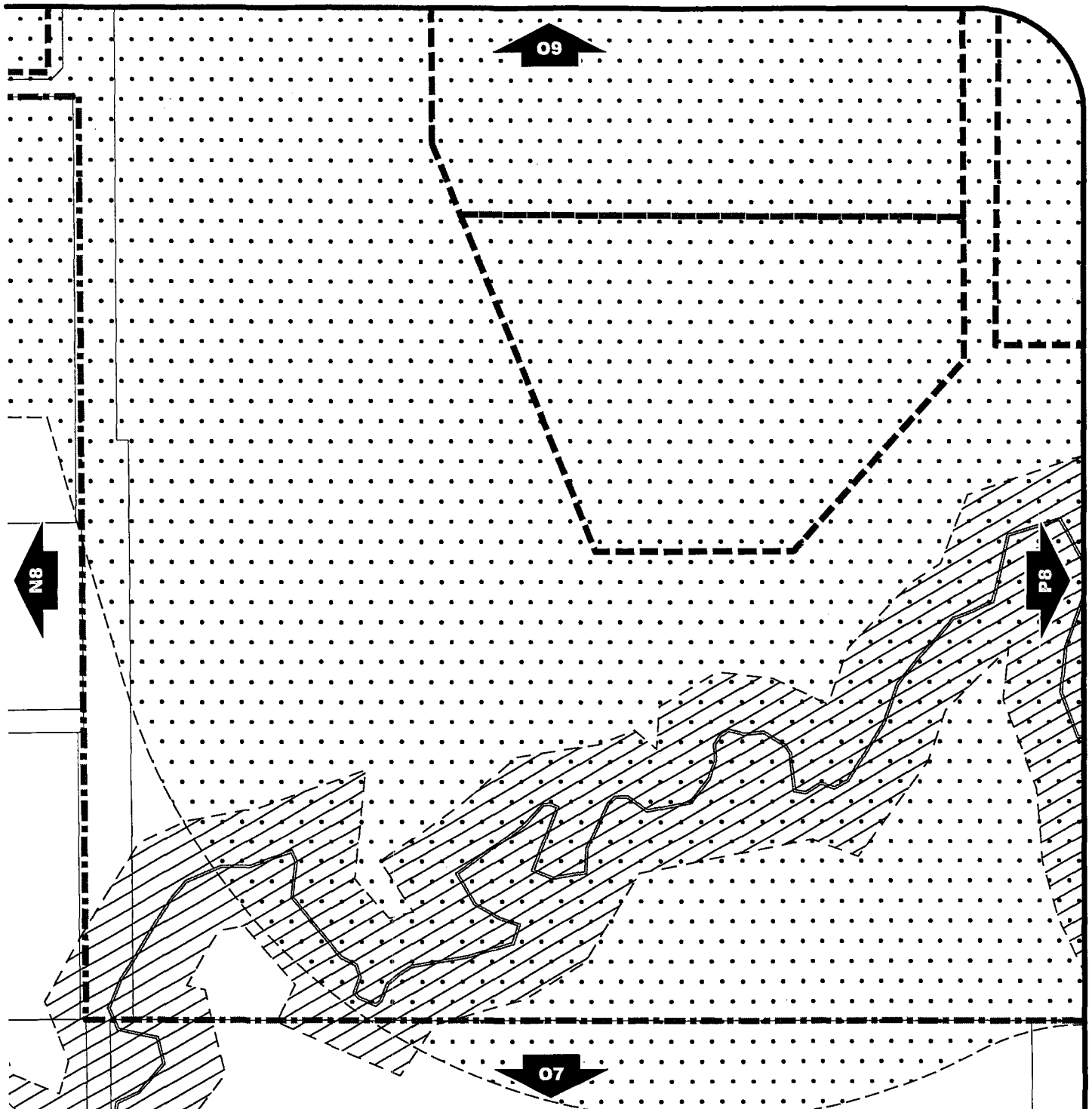
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Land Use Districts

N22

SE¼ Sec3 39-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

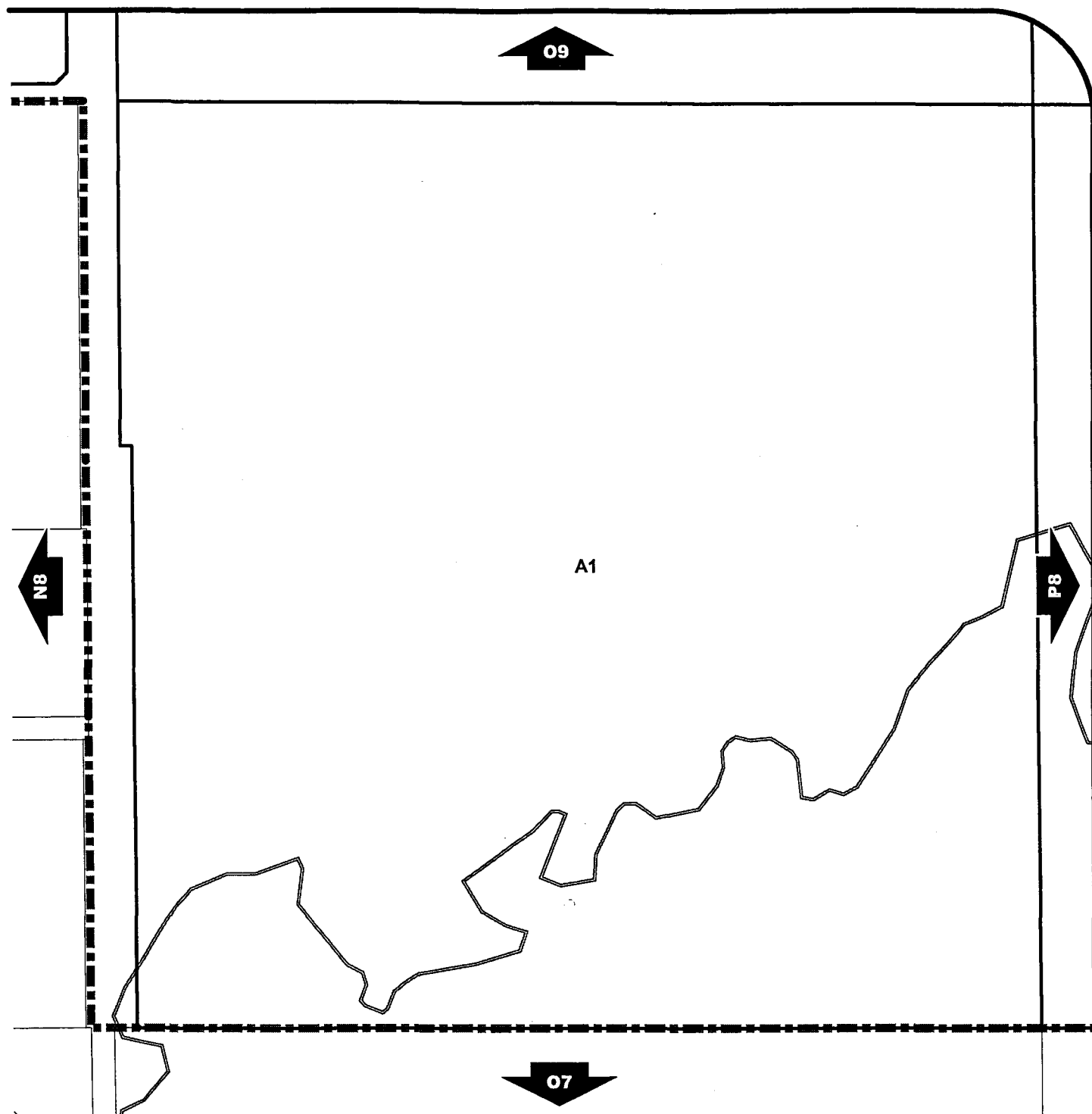
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

08

SW¼ Sec34 37-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
6(1)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

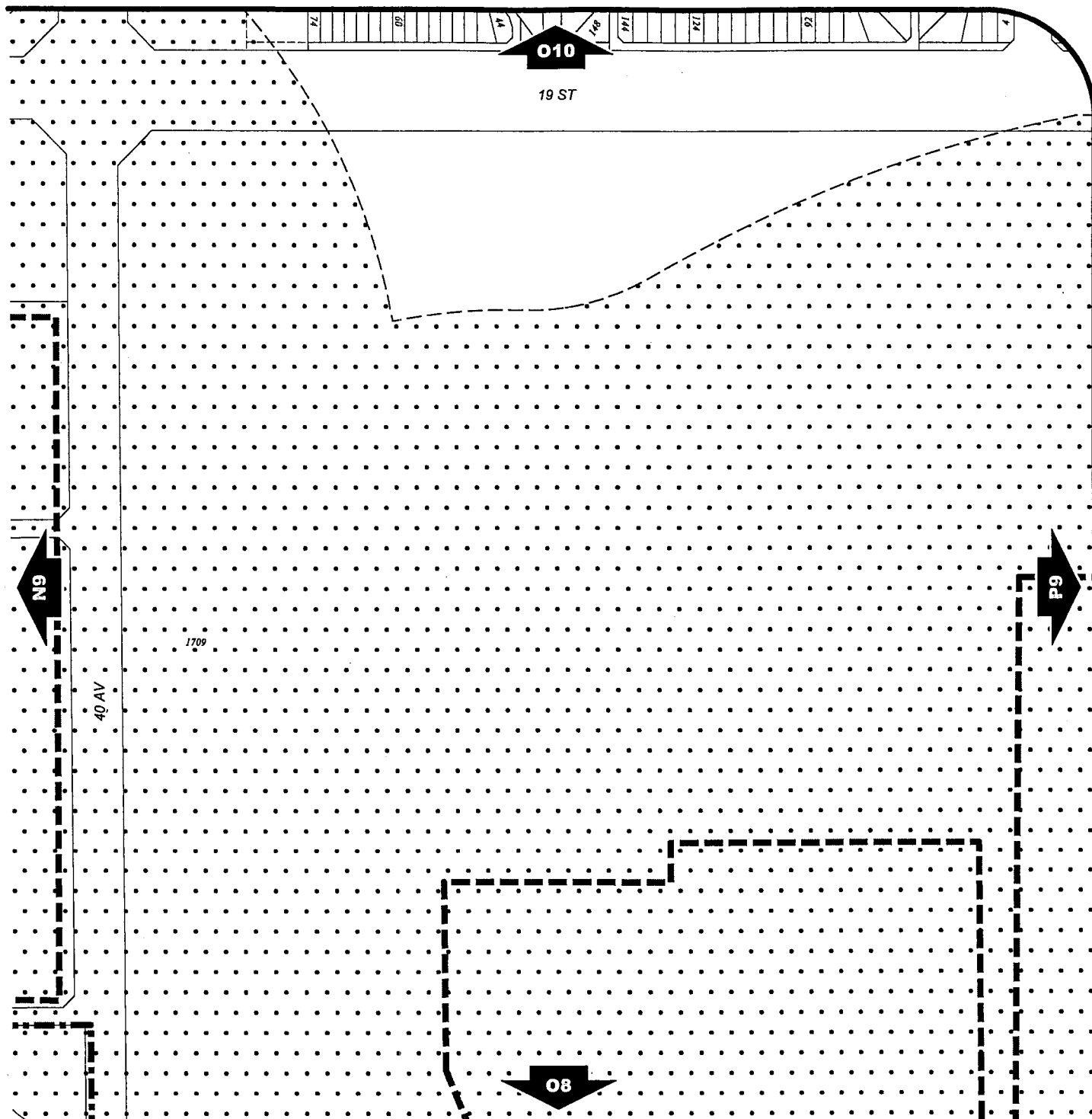
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Land Use Districts

08

SW¼ Sec34 37-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

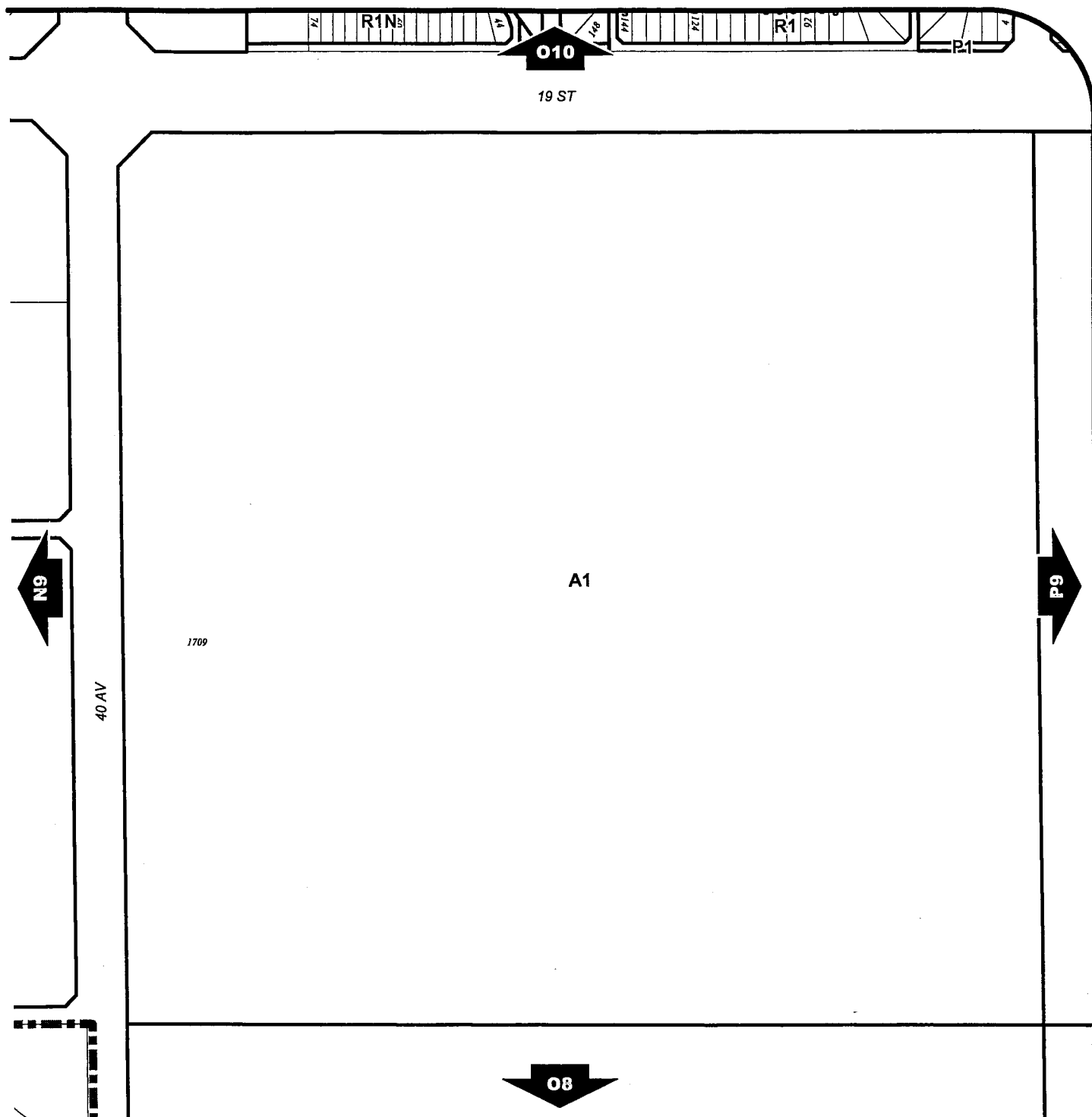
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

09

NW 1/4 Sec 34 37-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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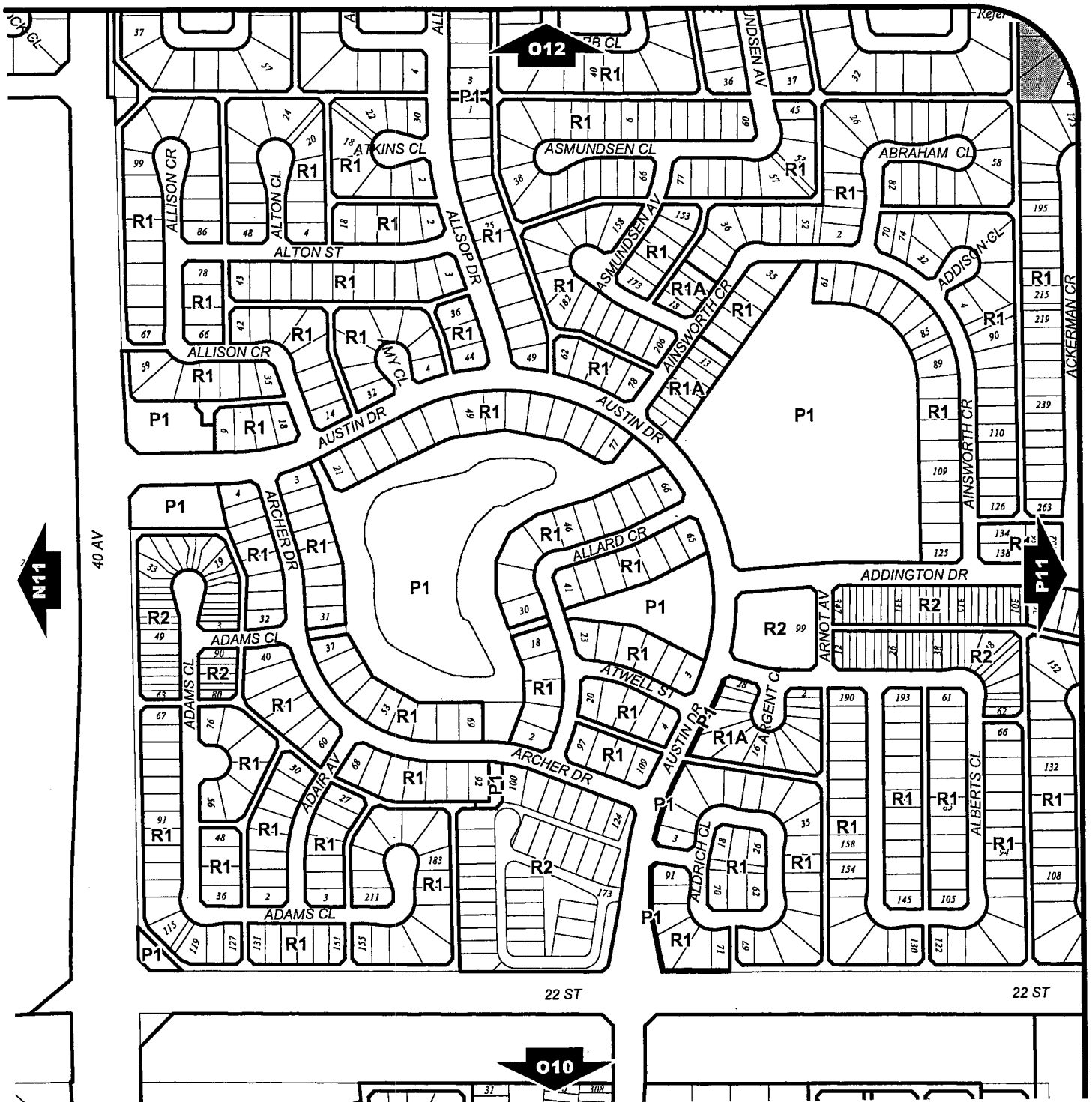
Land Use Districts

09

NW¼ Sec34 37-27-W4

Refer to Constraints Map

Refer to Constraints Map



Land Use Bylaw 3357/2006



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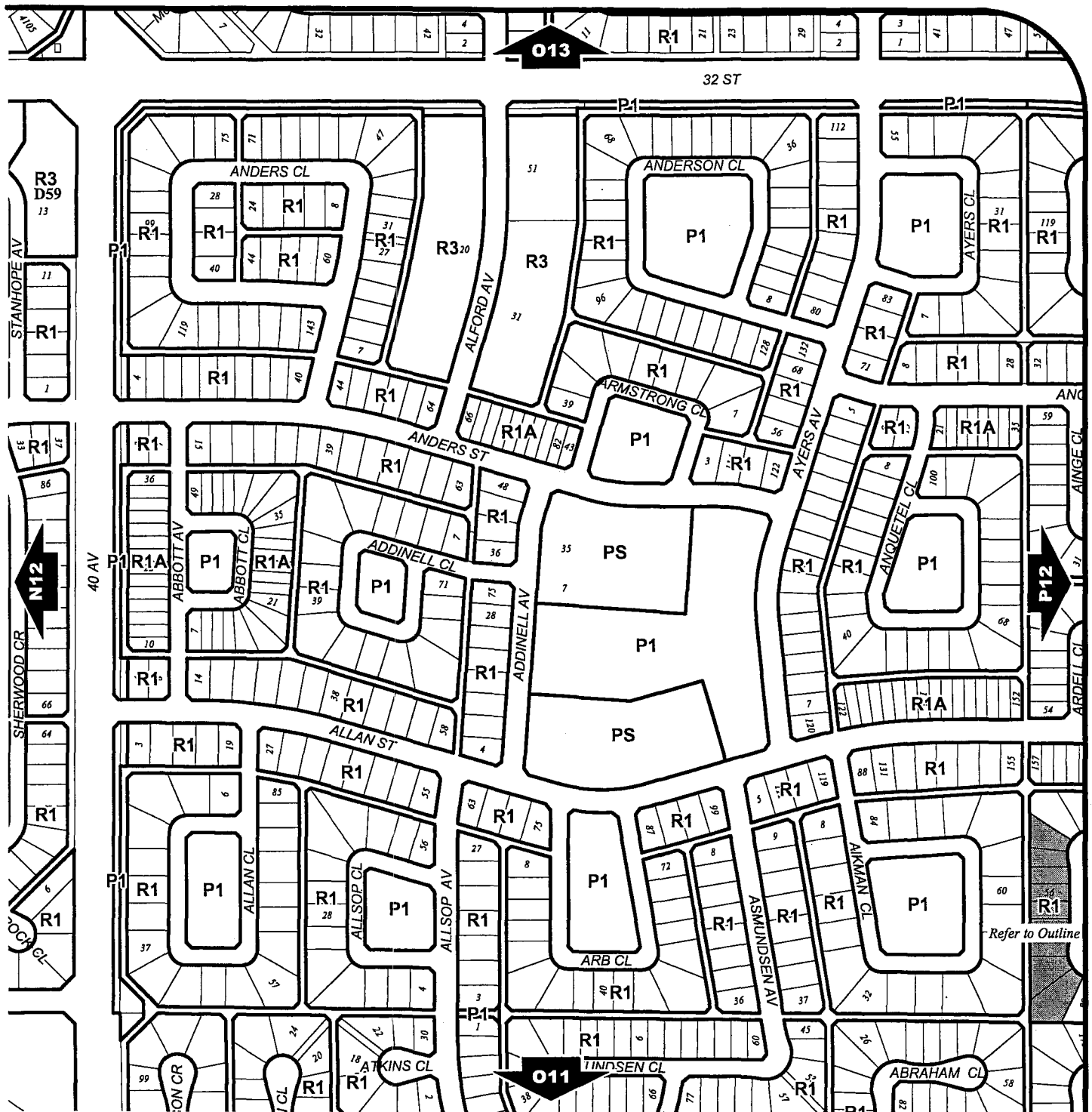
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

O11

NW¼ Sec3 38-27-W4



Land Use Bylaw 3357/2006



North

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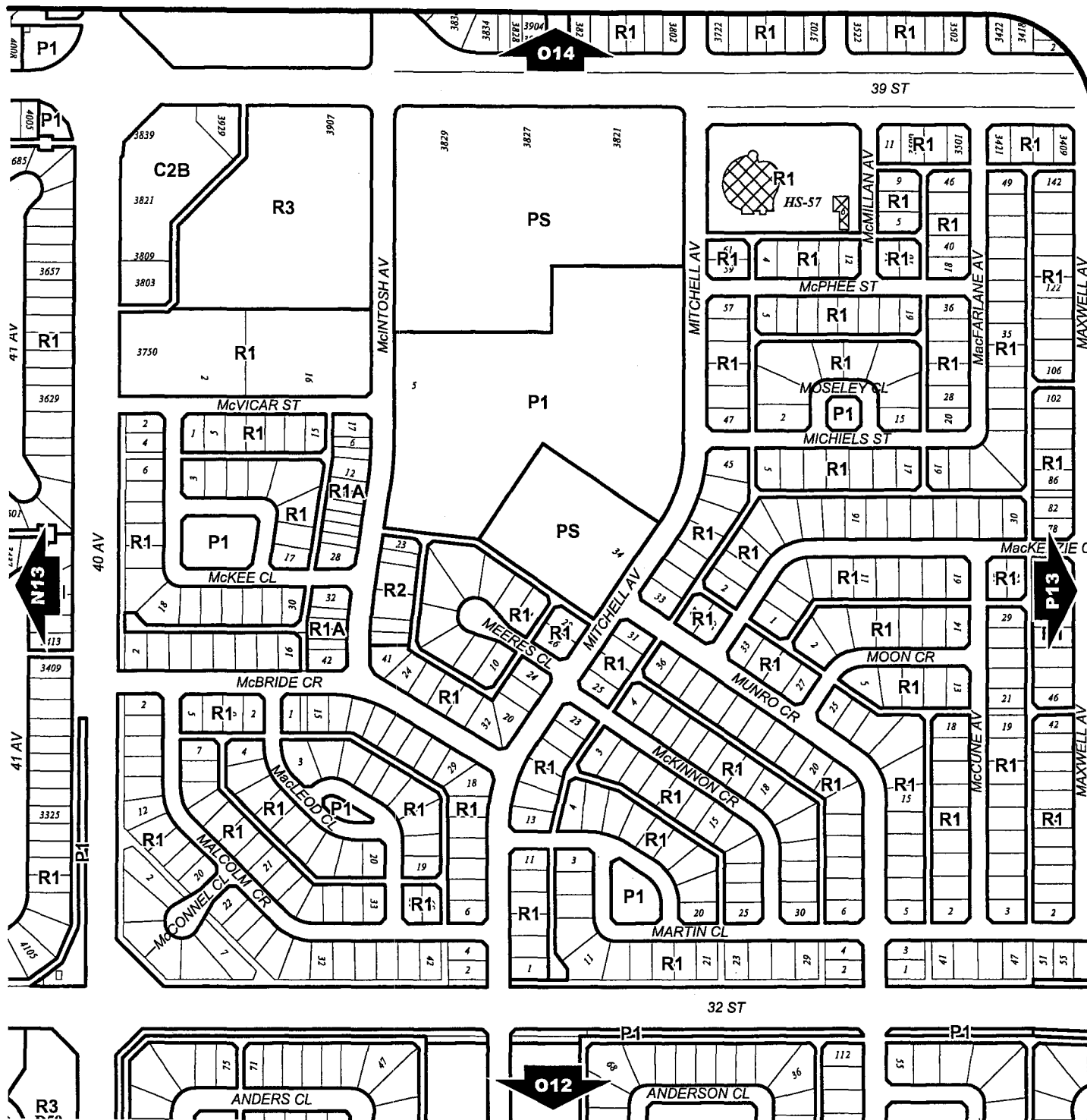
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
012	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

012

SW¼ Sec10 38-27-W4



Land Use Bylaw 3357/2006



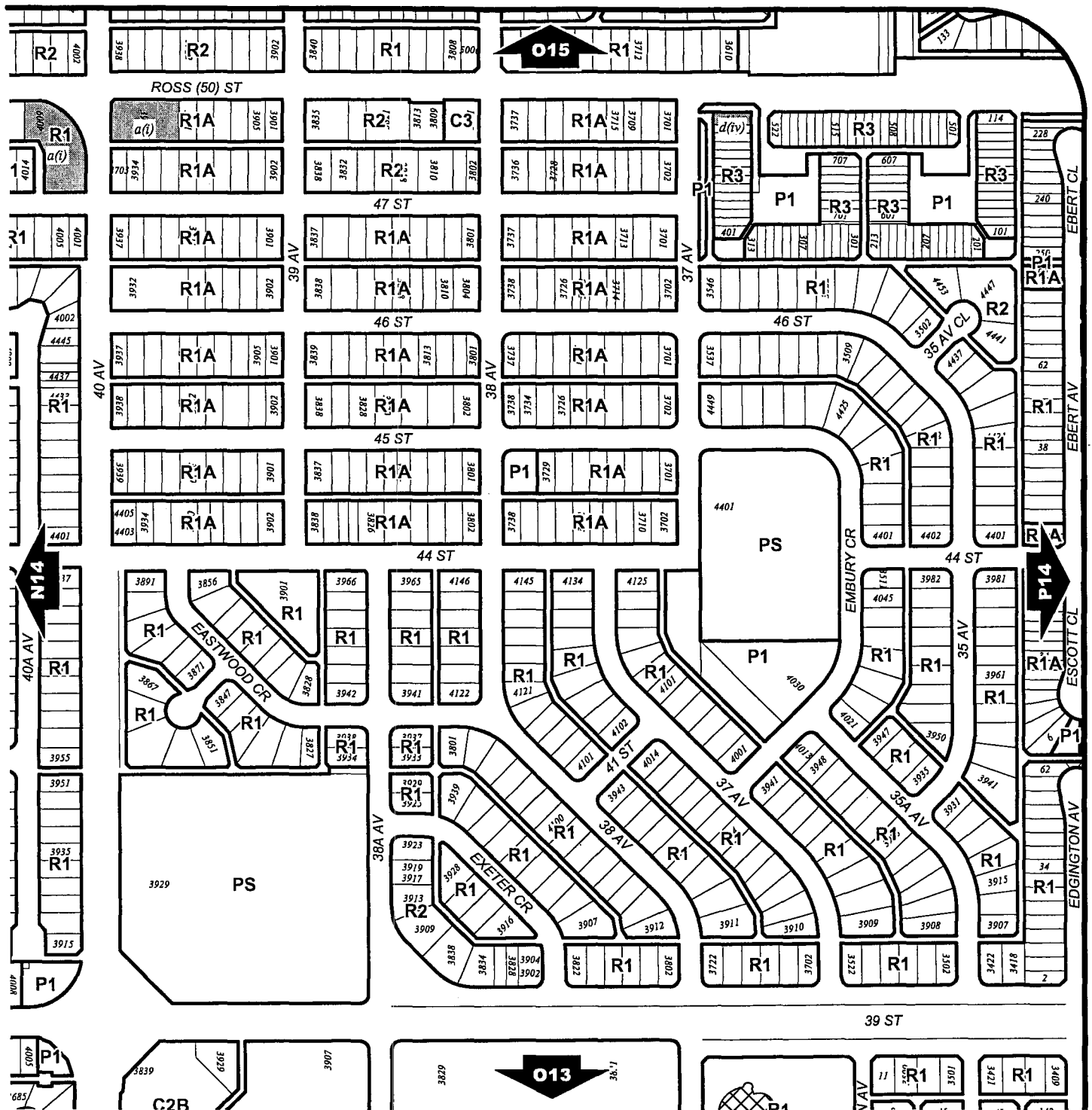
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

O13

NW¼ Sec10 38-27-W4



Land Use Bylaw 3357/2006



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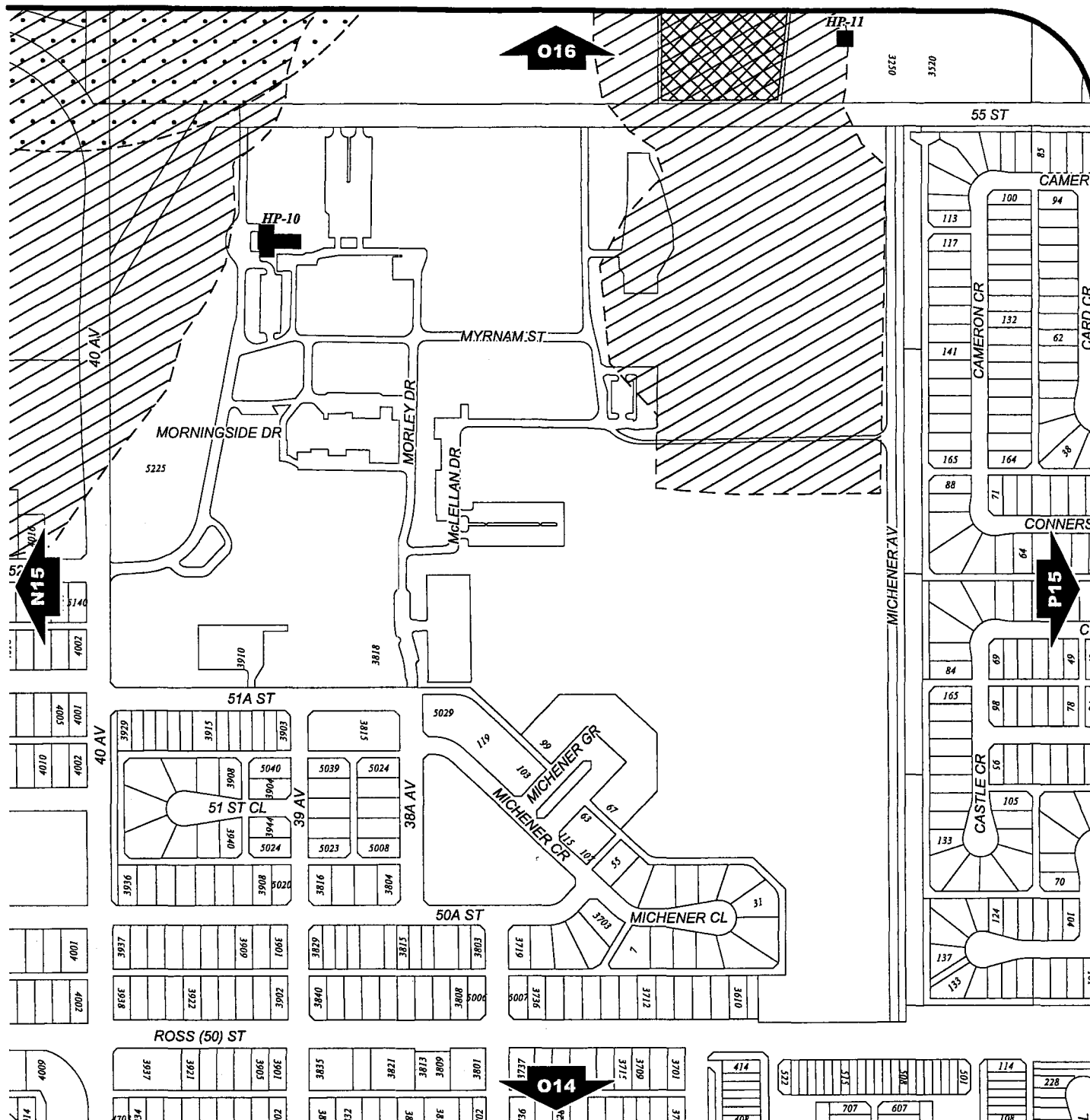
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

014

SW¼ Sec15 38-27-W4



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

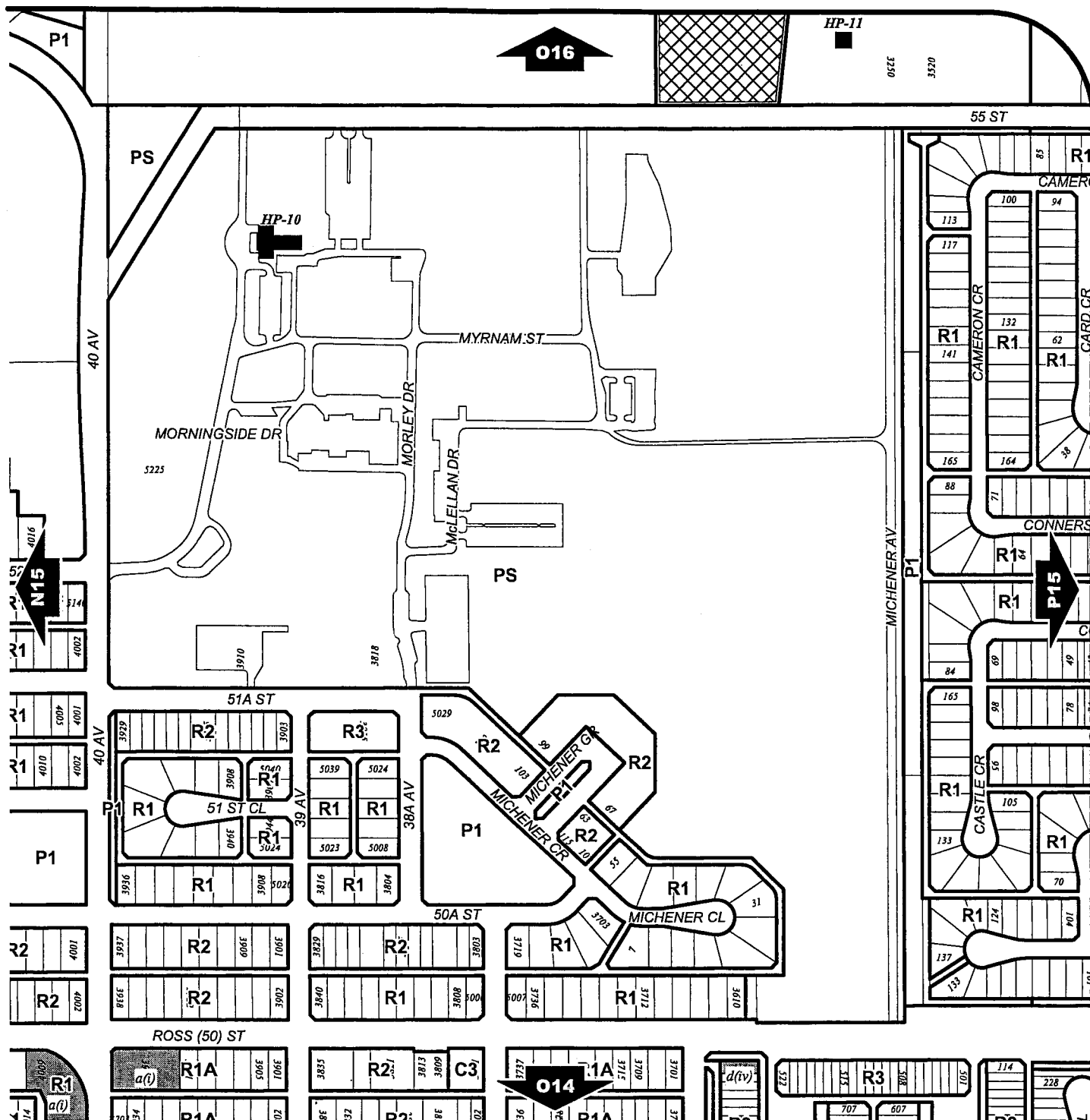
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

O15

NW¼ Sec15 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
a(i)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

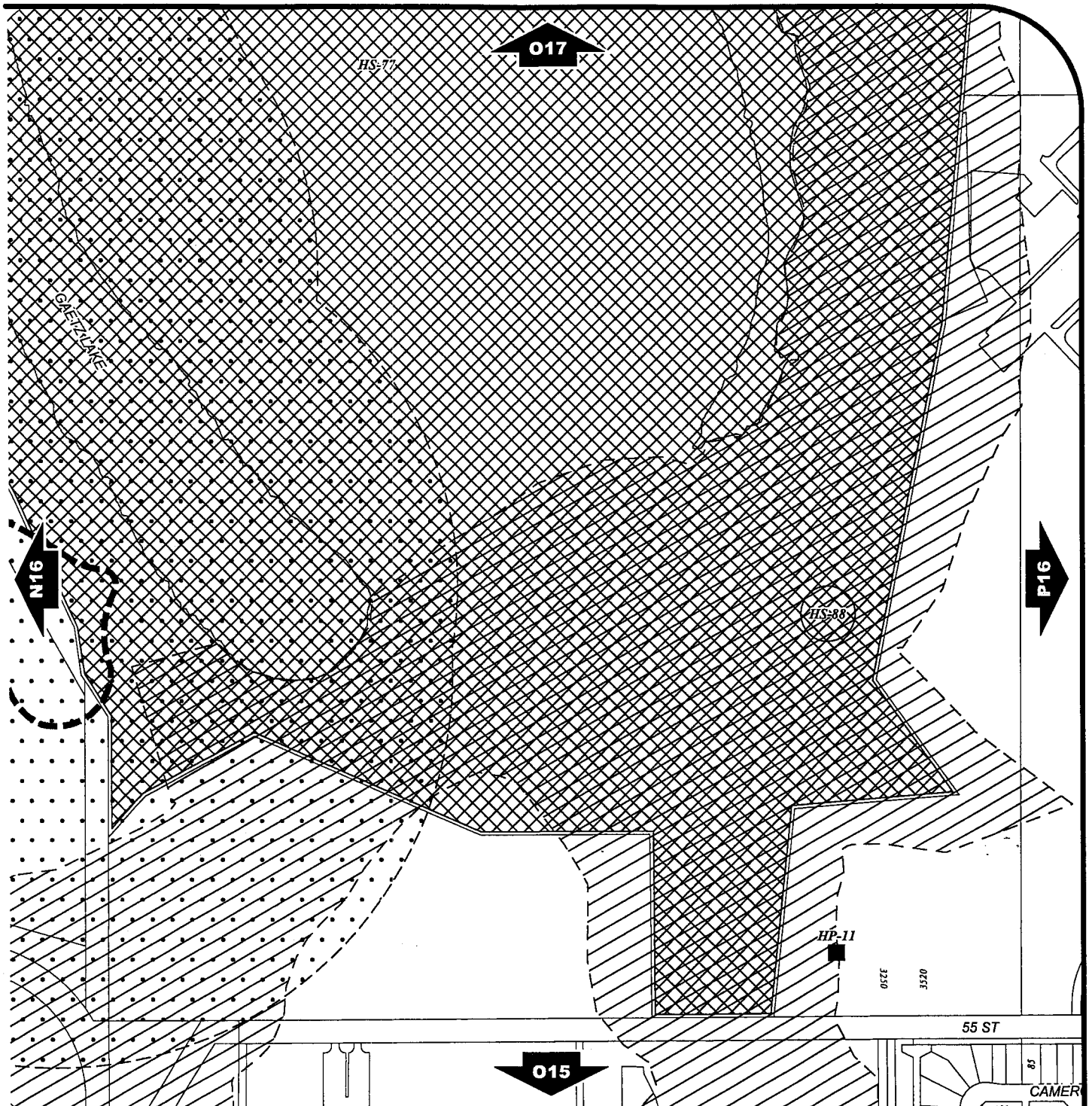
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Land Use Districts

015

NW¼ Sec15 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

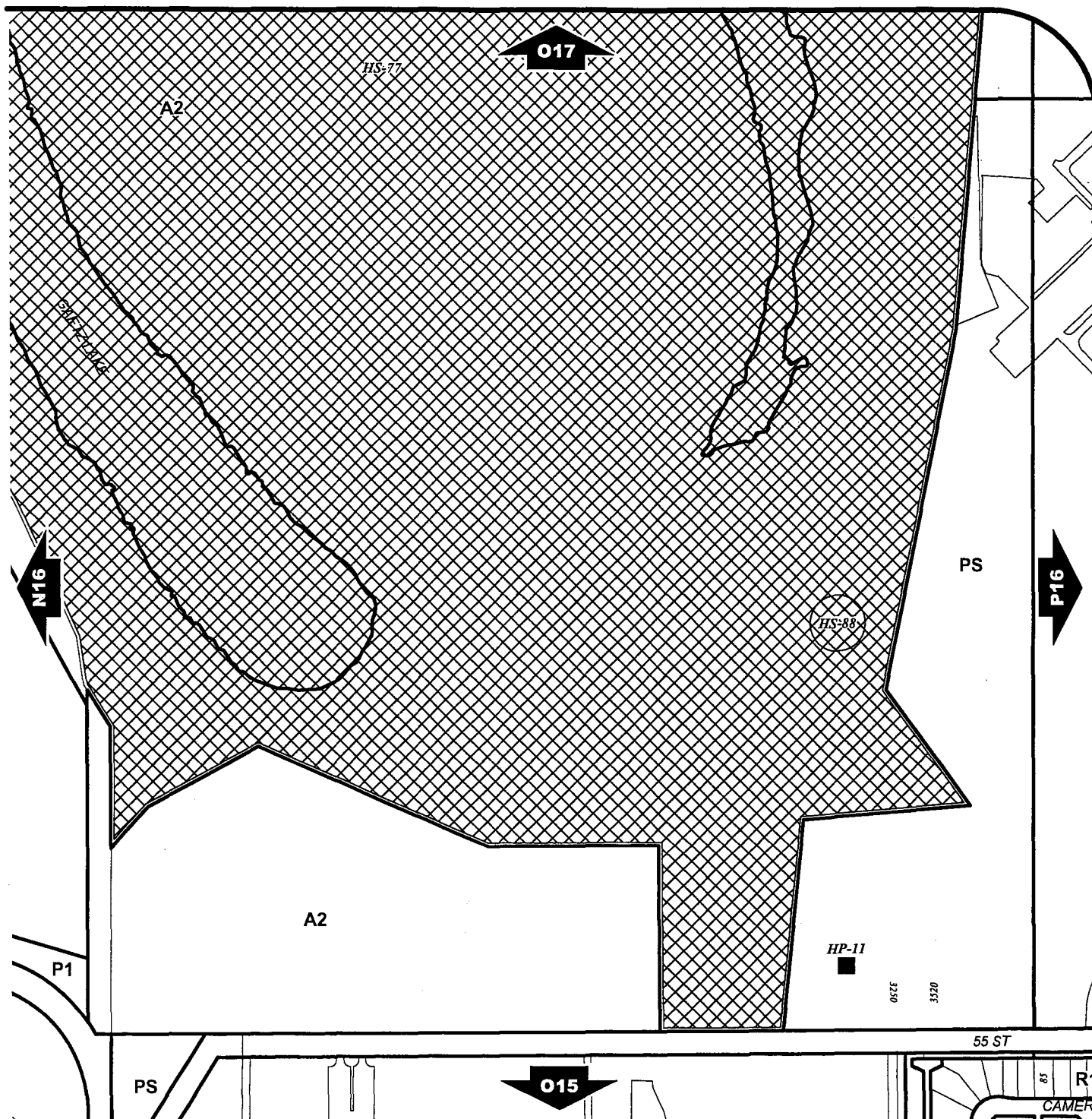
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

016

SW¼ Sec22 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

016

SW¼ Sec22 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- P- Parkvale District
- G- Gaetz - Ross Heritage Area
- B- Business Revitalization Zone

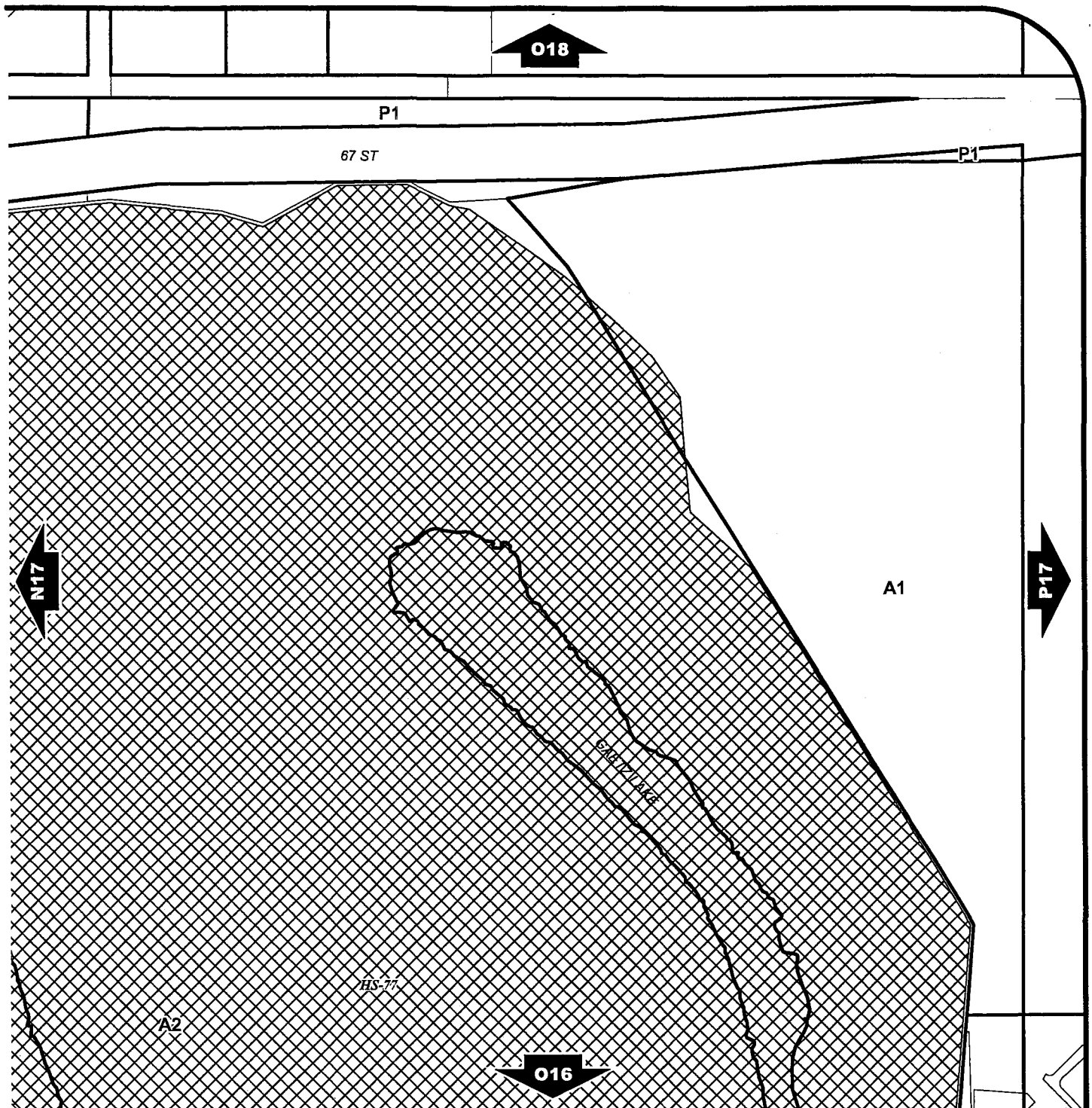
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number
- City Boundary
- 123 Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

017

NW1/4 Sec22 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(6)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

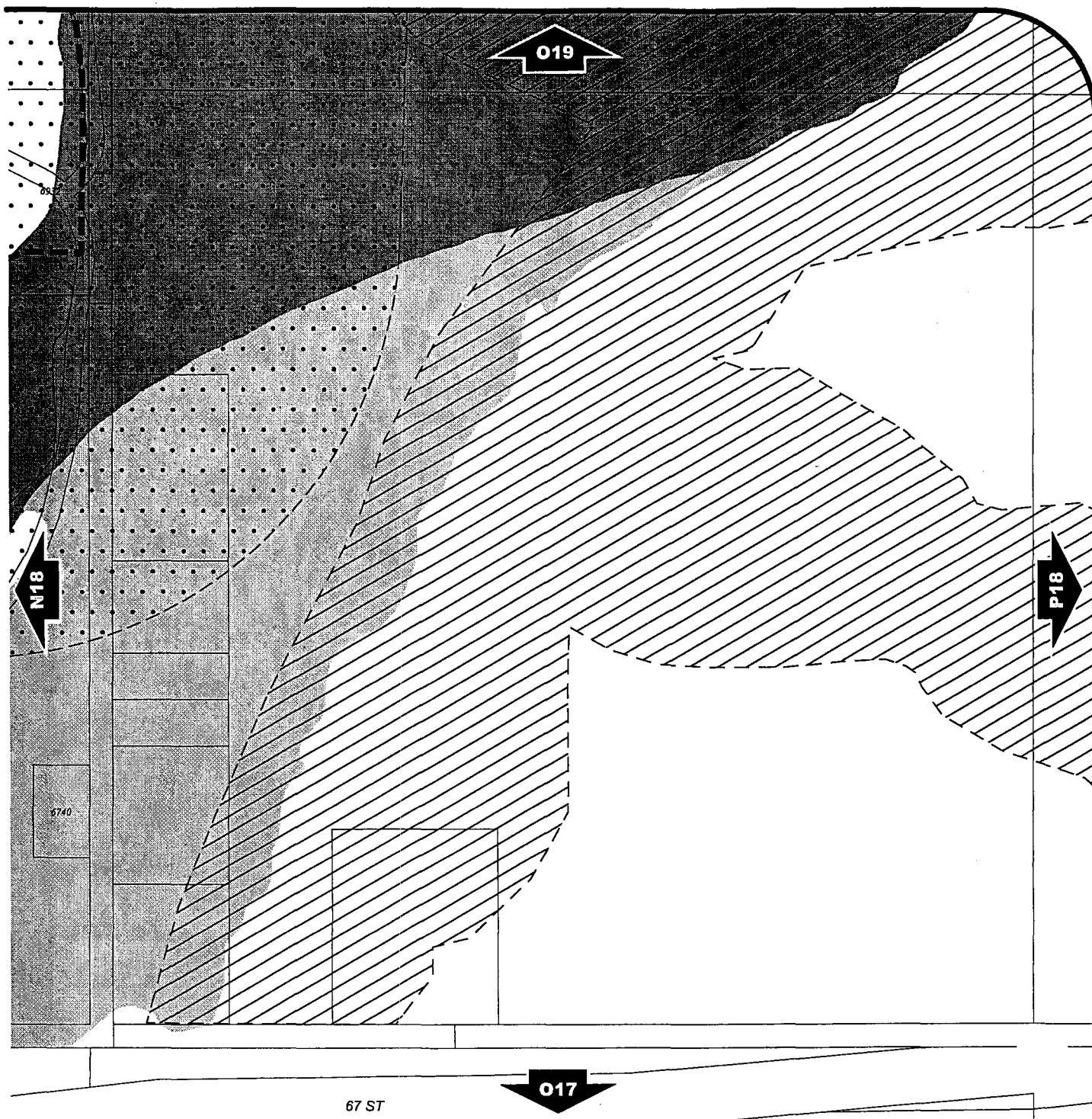
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Land Use Districts

017

NW¼ Sec22 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

018

SW¼ Sec27 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

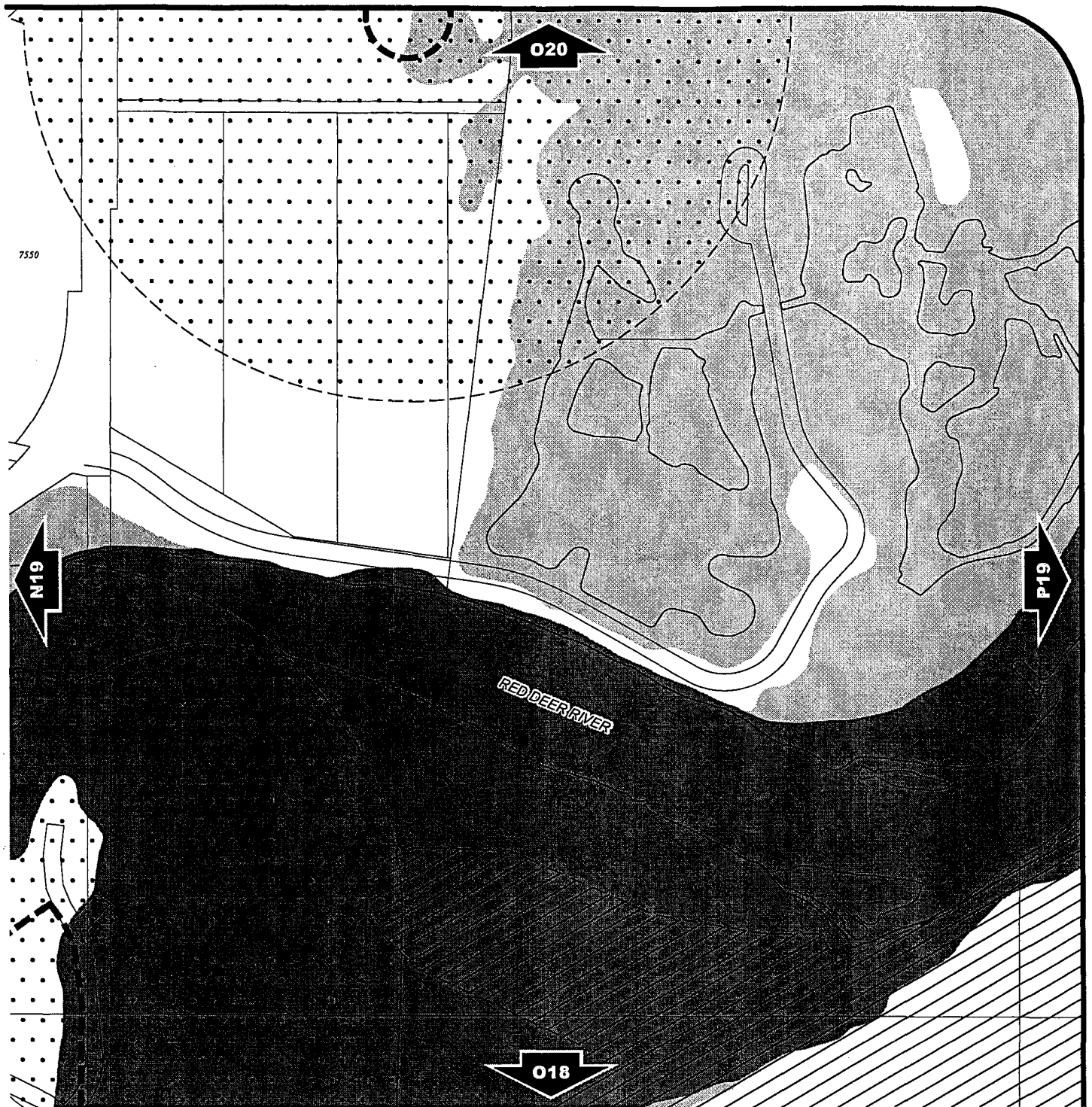
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Land Use Districts

018

SW1/4 Sec27 38-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

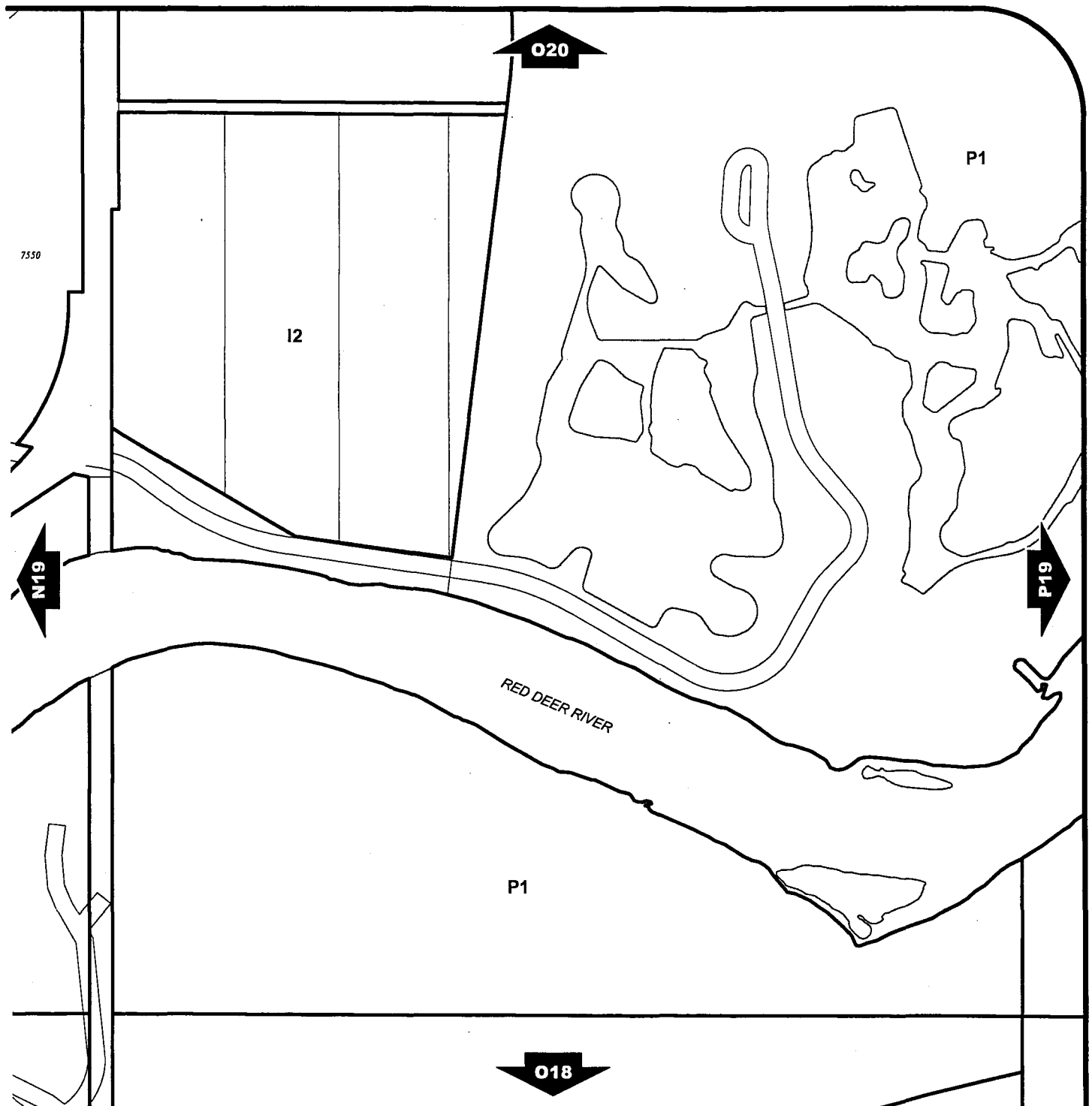
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

019

NW¼ Sec27 38-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
40	Exception Number		City Boundary
...	Exempted from District	123	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

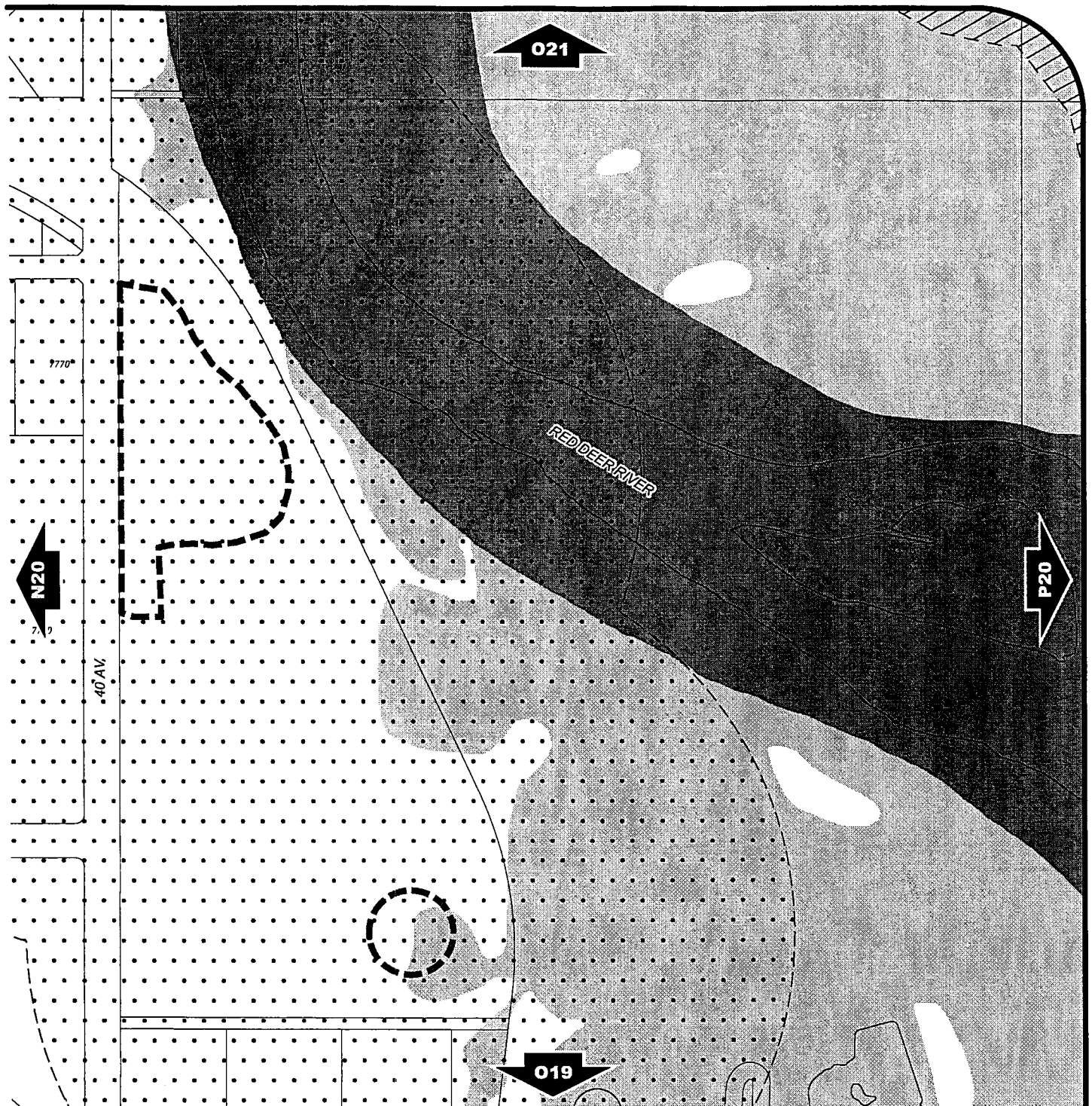
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Land Use Districts

019

NW¼ Sec27 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



















North

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-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Site (approximate)
-  Landfill Setback
-  Major Entry Area
-  Parkvale District
-  Gaetz - Ross Heritage Area
-  Business Revitalization Zone

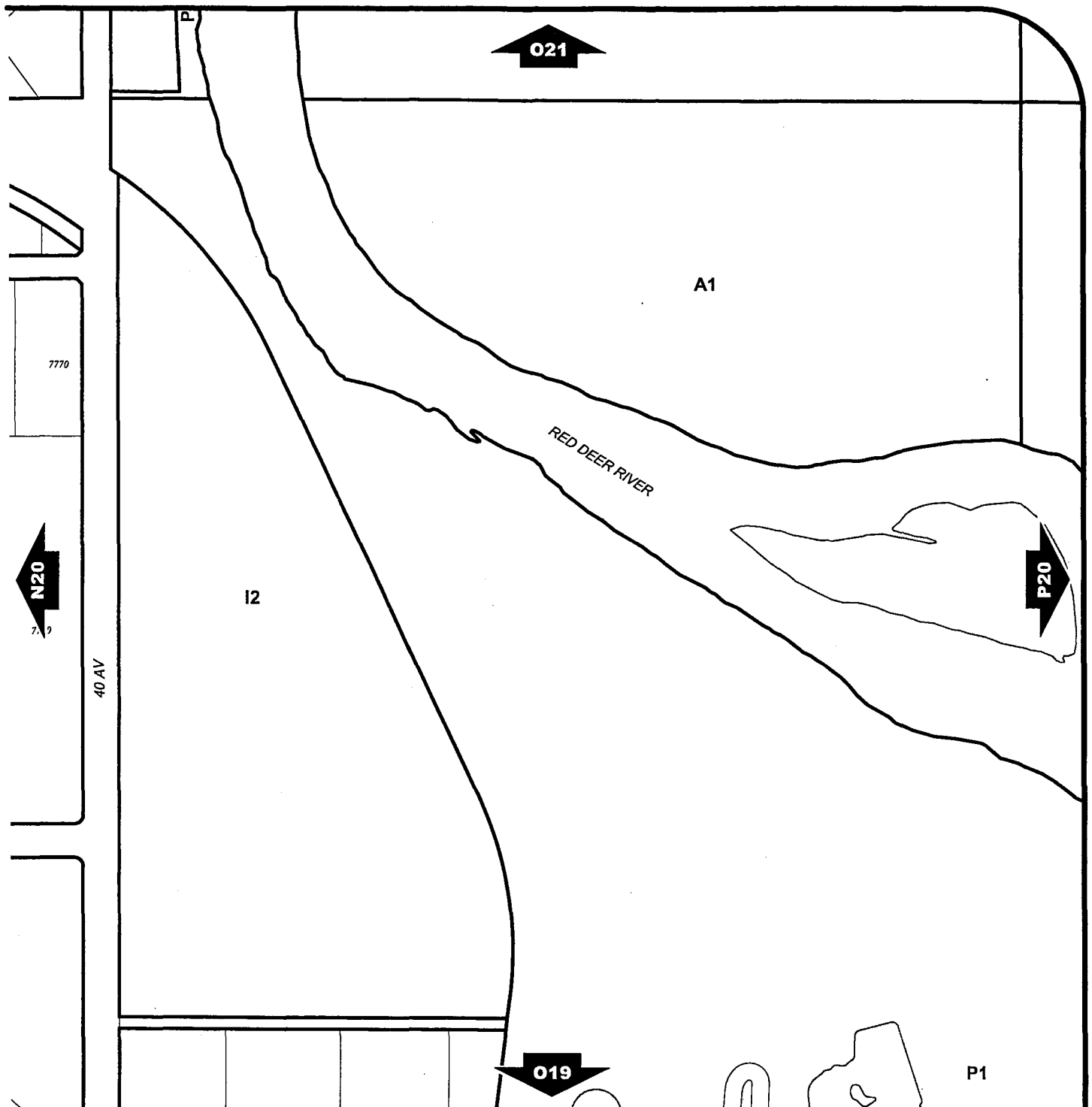
-  Historical Preservation Sites
-  Historically Significant Sites
-  Historical Site Number
-  City Boundary
-  Civic Address
-  Railway
-  Proposed Lots

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Land Use Constraints

020

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Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP32	Historical Site Number
a(1)	Exception Number		City Boundary
...	Exempted from District	121	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

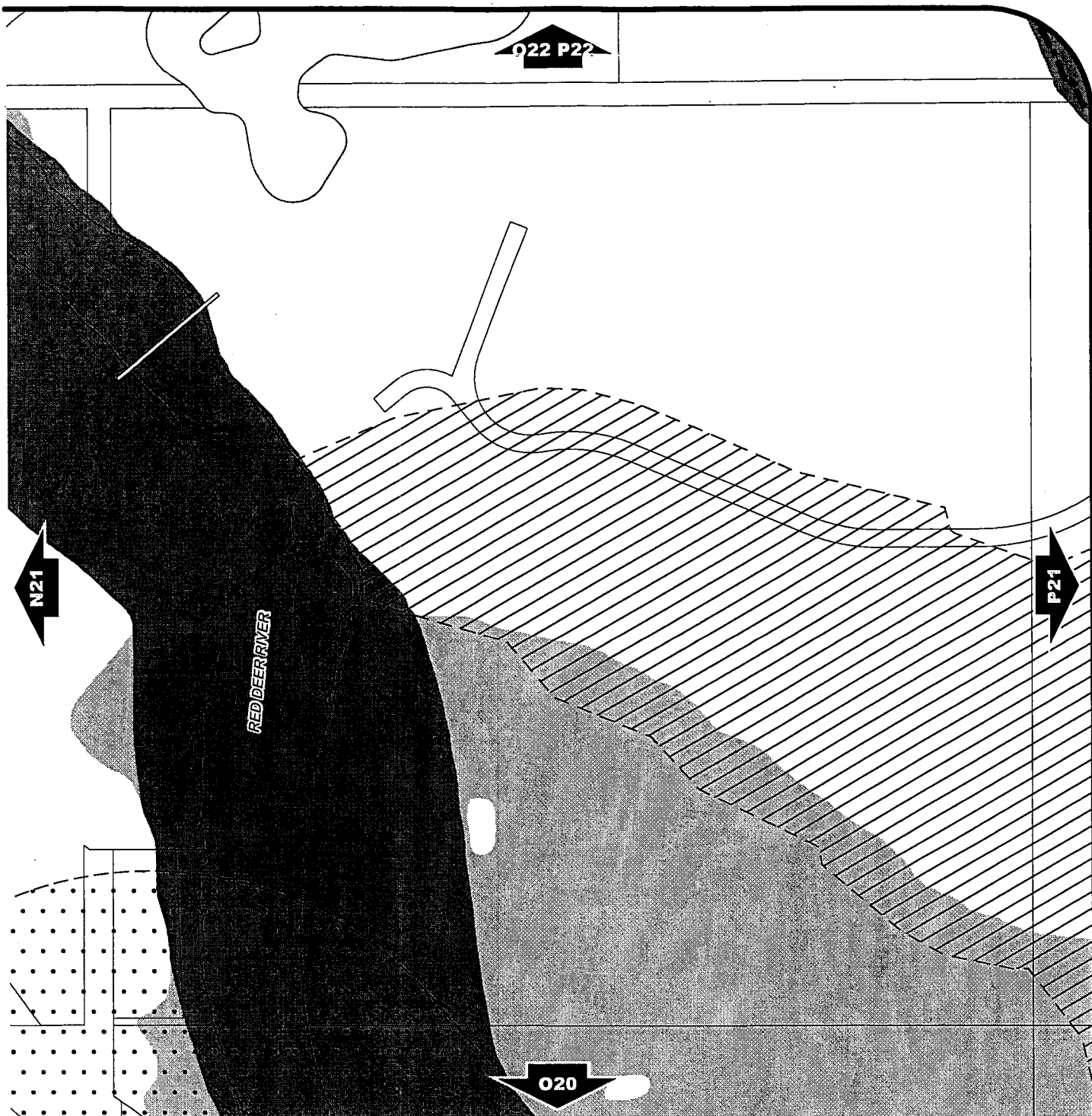
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Land Use Districts

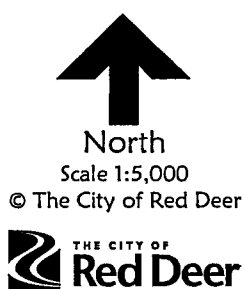
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SW1/4 Sec34 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- P- Parkvale District
- G- Gaetz - Ross Heritage Area
- B- Business Revitalization Zone

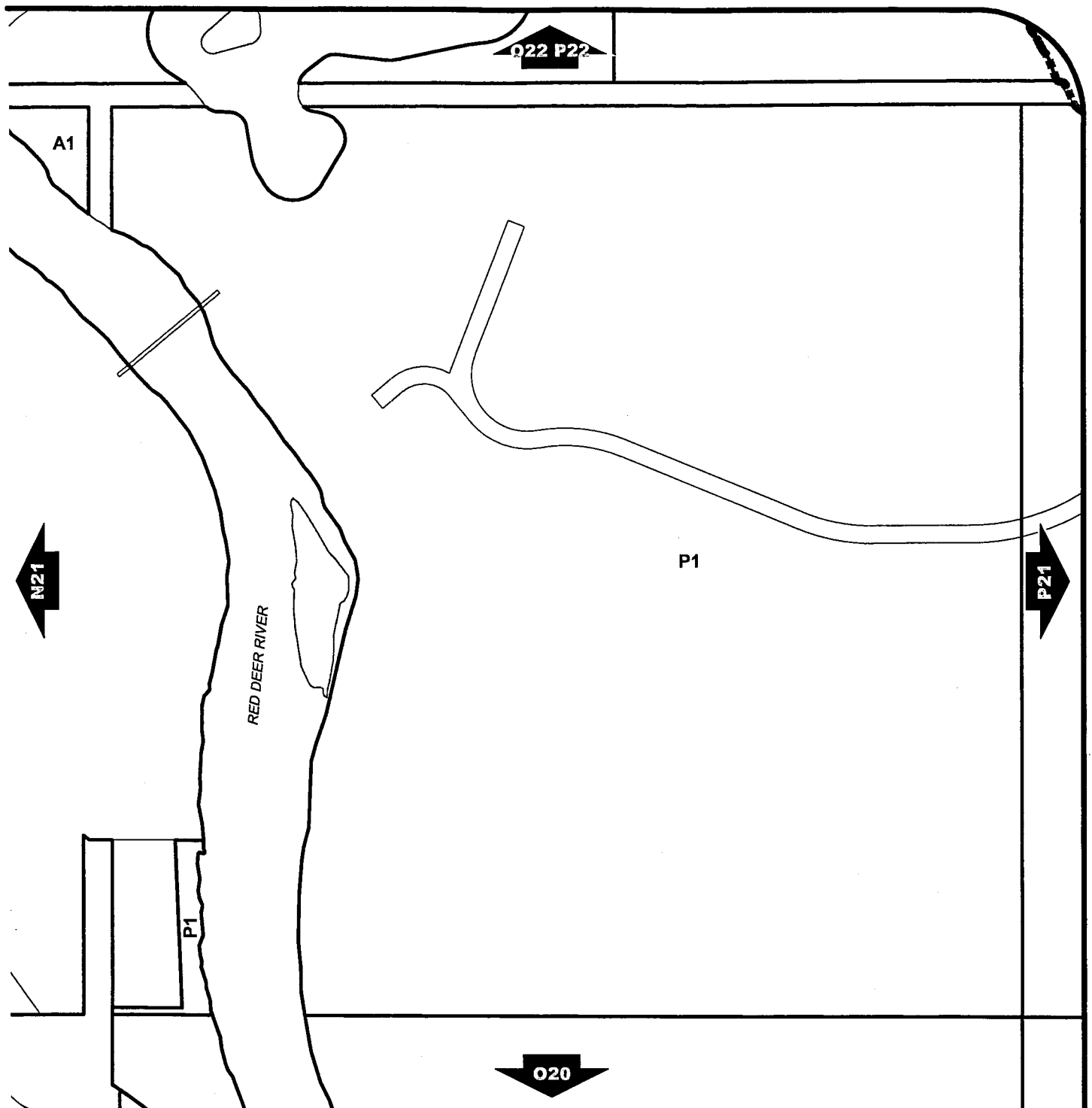
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

021

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

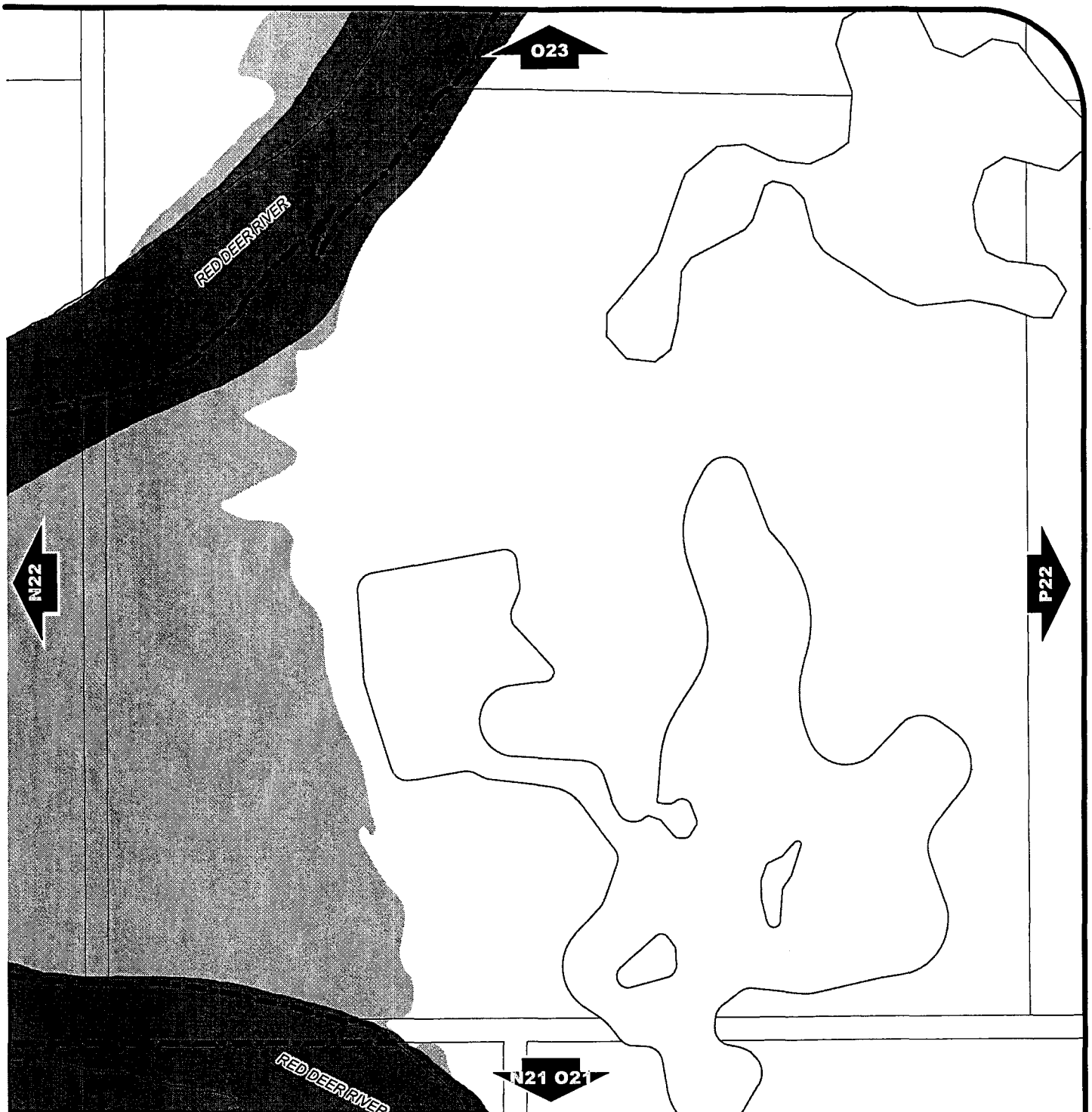
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Land Use Districts

O21

NW¼ Sec34 38-27-W4

Refer to Constraints Map



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

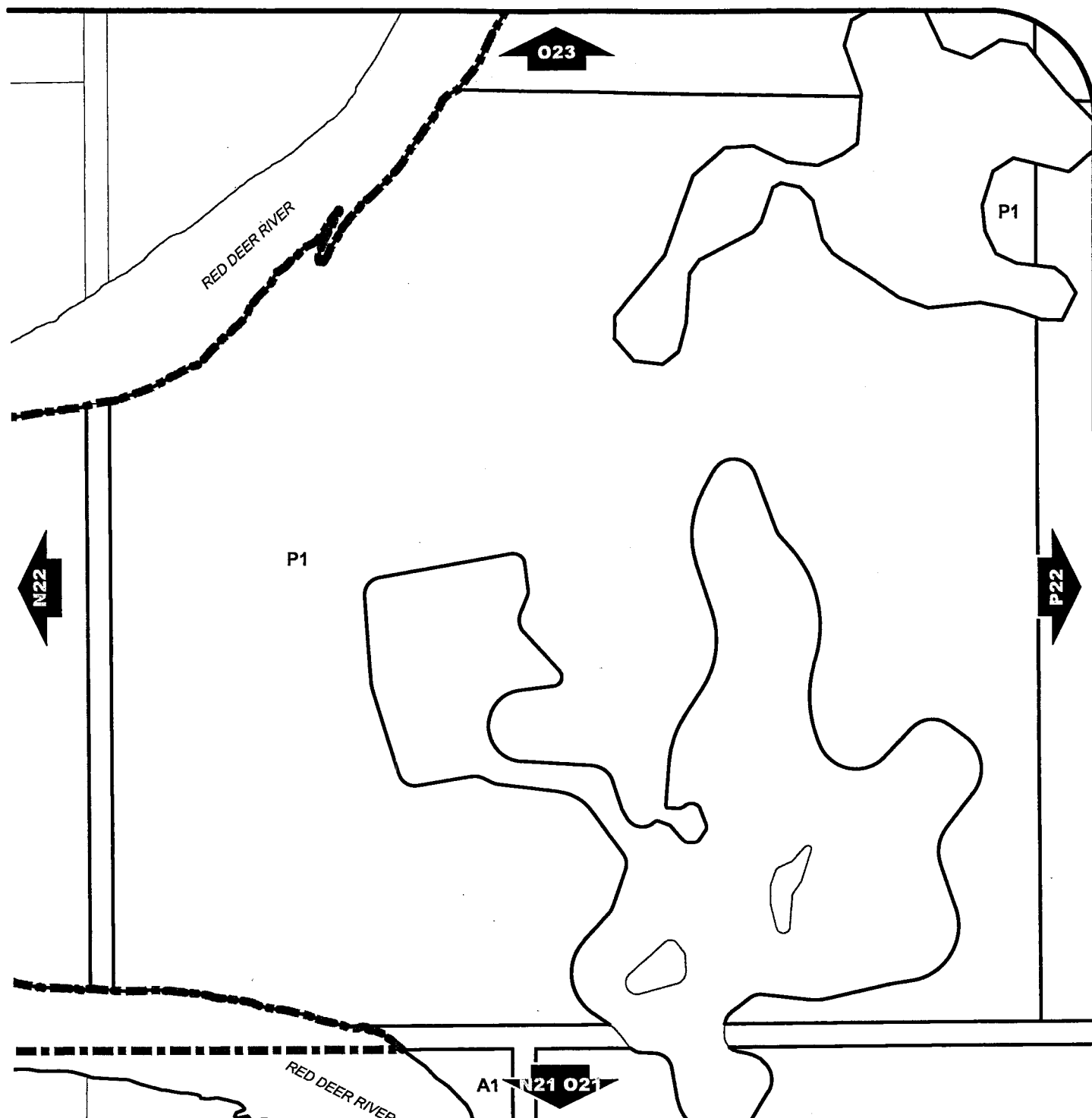
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

022

SW 1/4 Sec 2 39-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(1)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

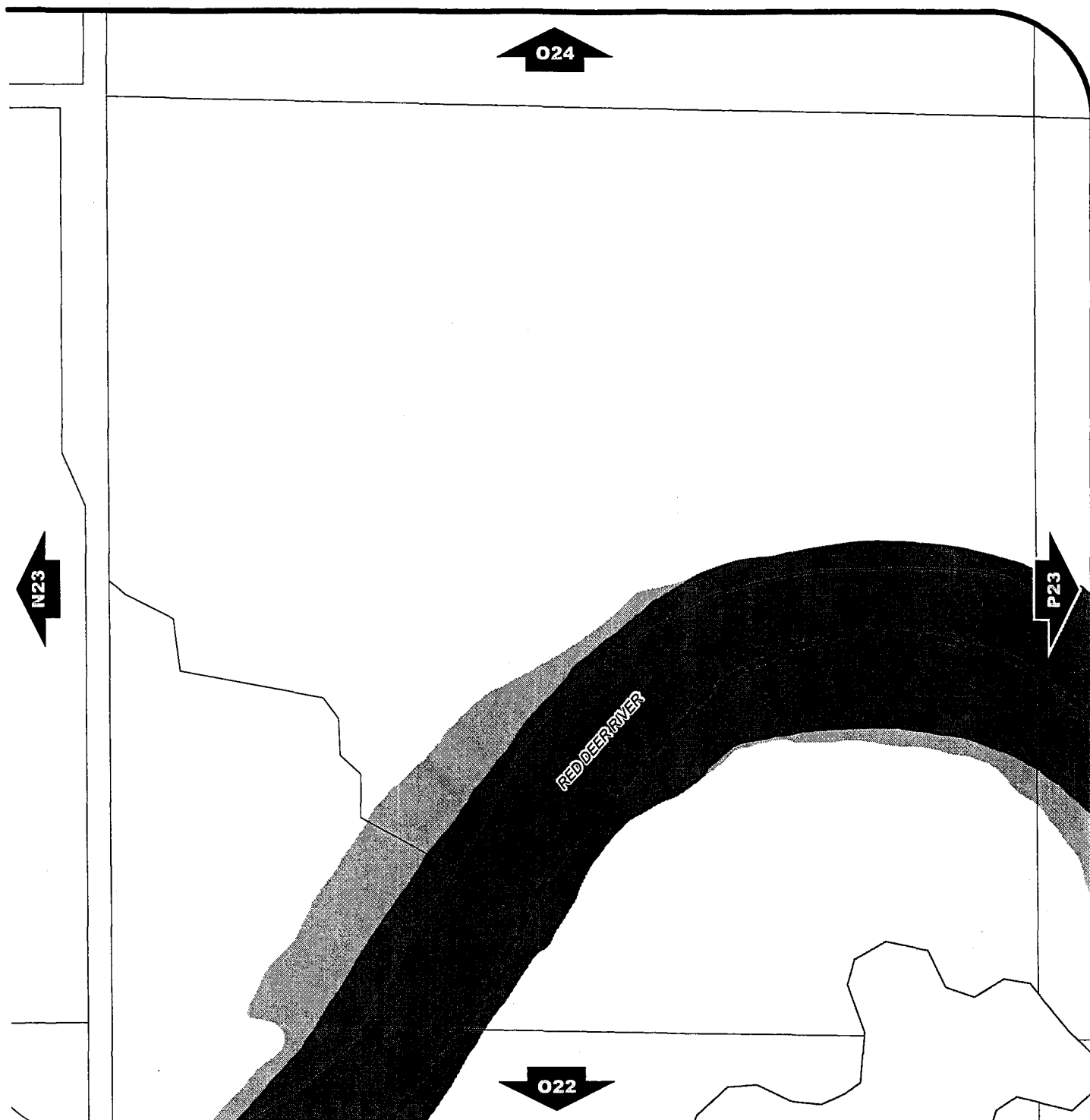
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Land Use Districts

022

SW¼ Sec2 39-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

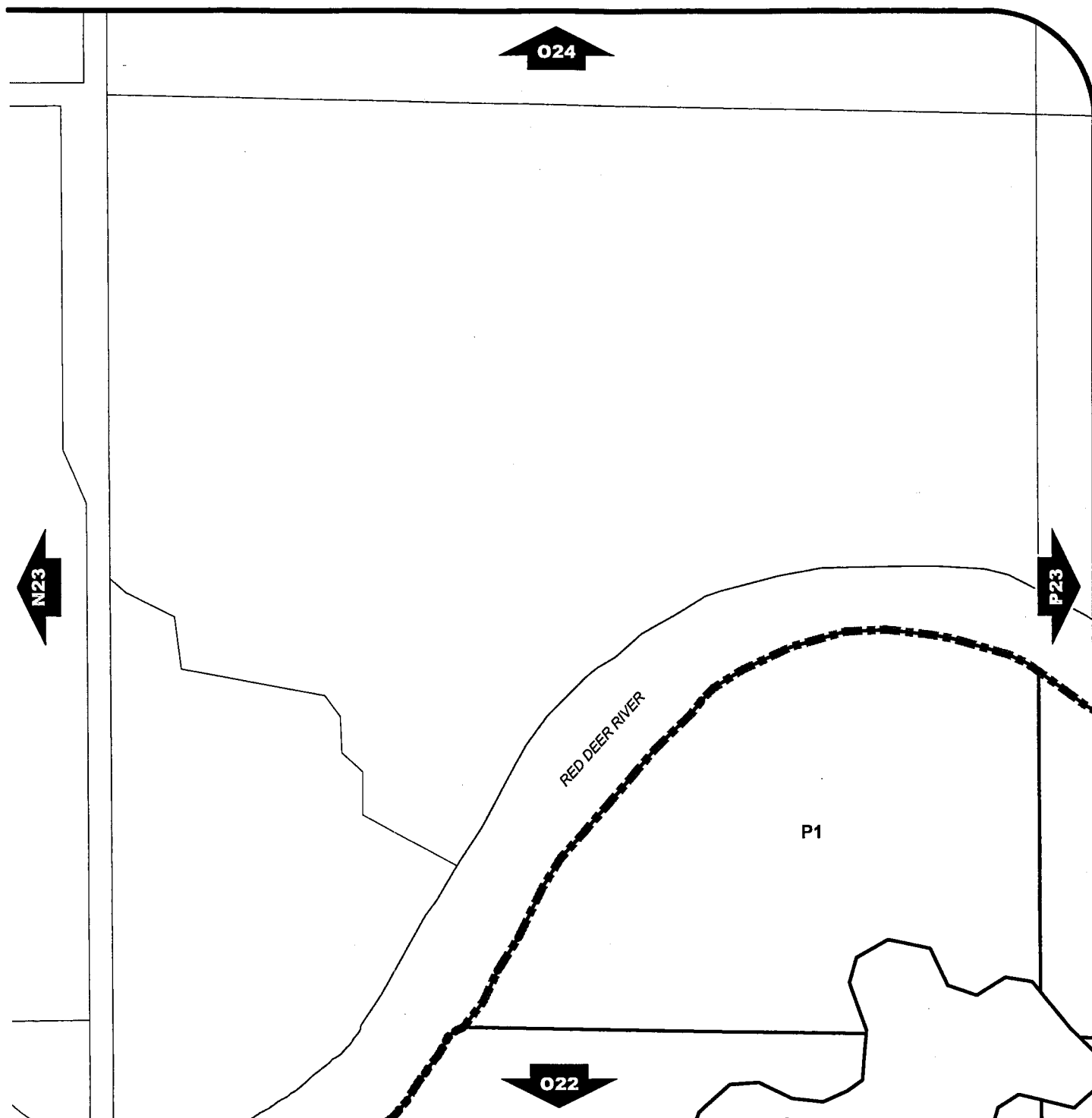
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

023

NW¼ Sec2 39-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
a(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

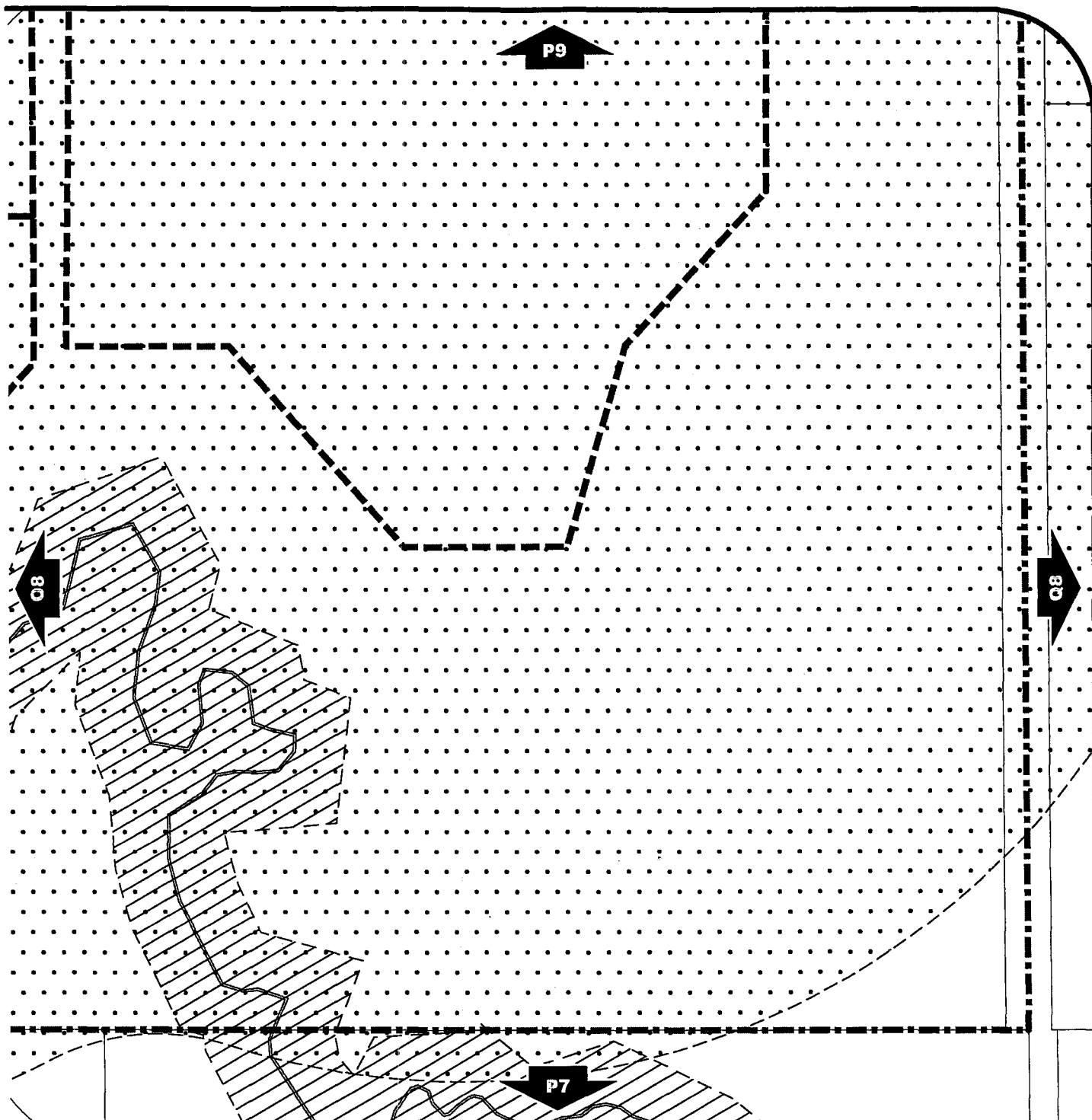
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Land Use Districts

023

NW¼ Sec2 39-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

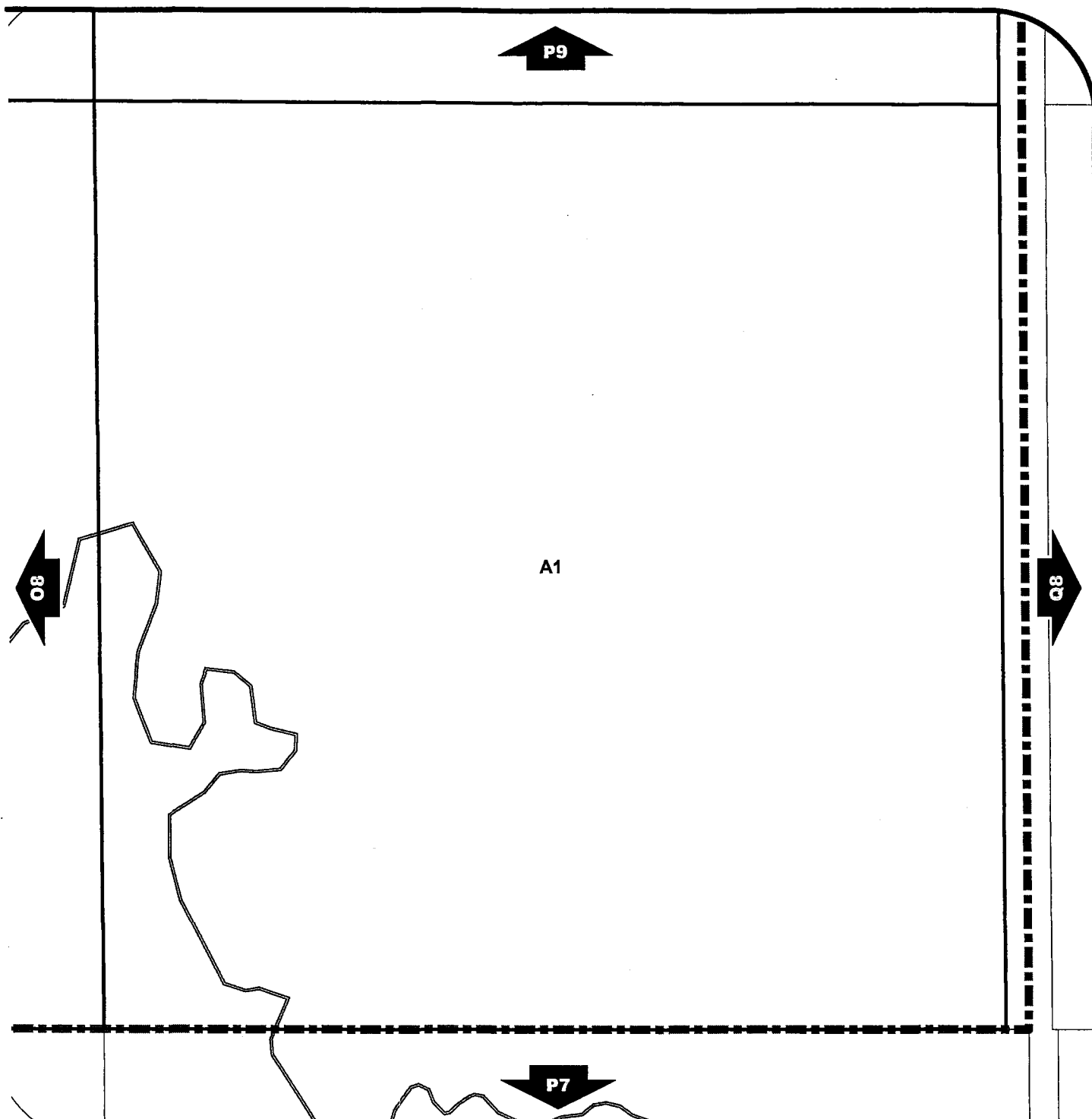
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- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P8

SE¼ Sec34 37-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	<i>HP-32</i>	Historical Site Number
<i>e(1)</i>	Exception Number		City Boundary
• • •	Exempted from District	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

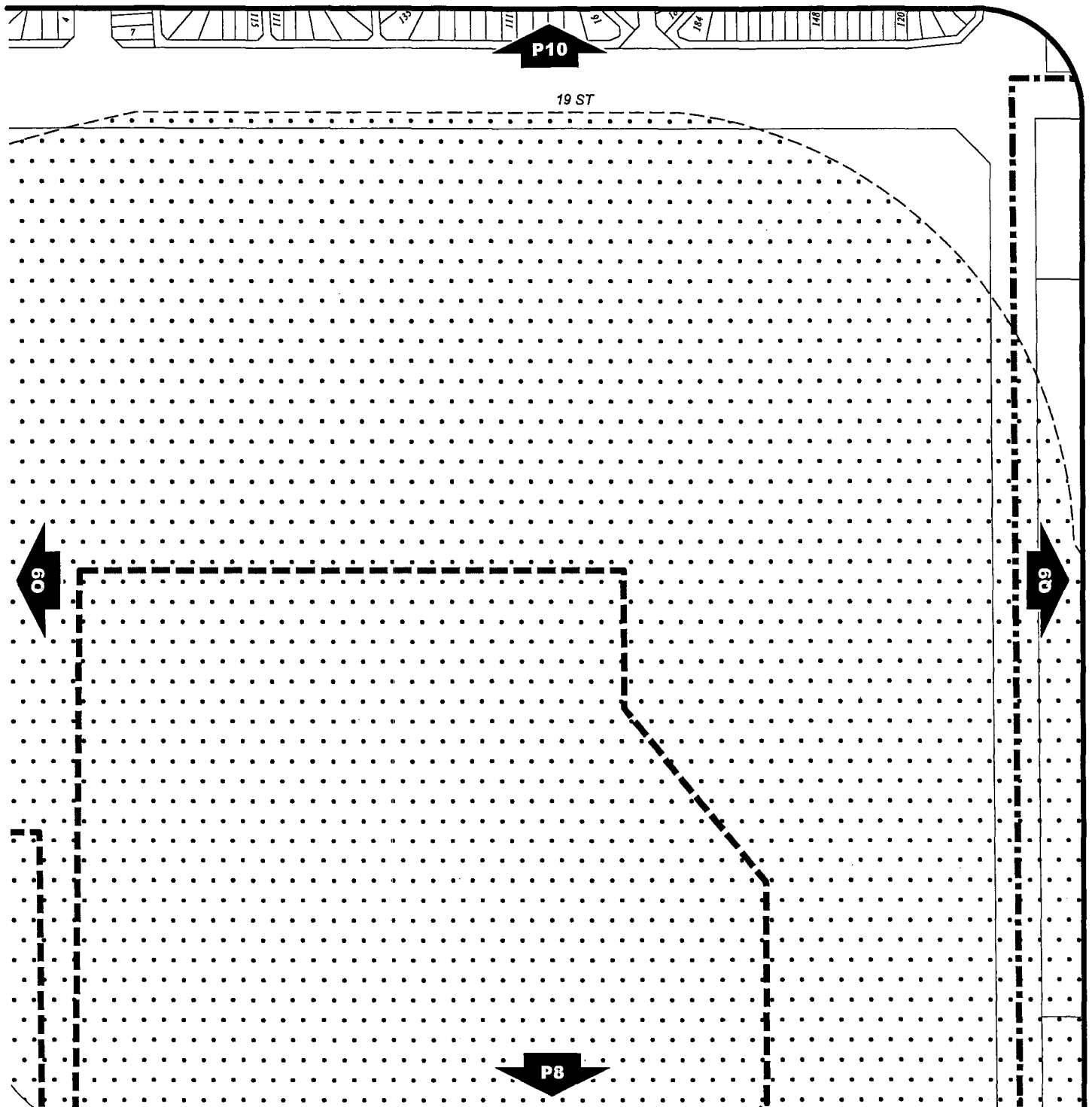
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Land Use Districts

P8

SE¼ Sec34 37-27-W¼

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

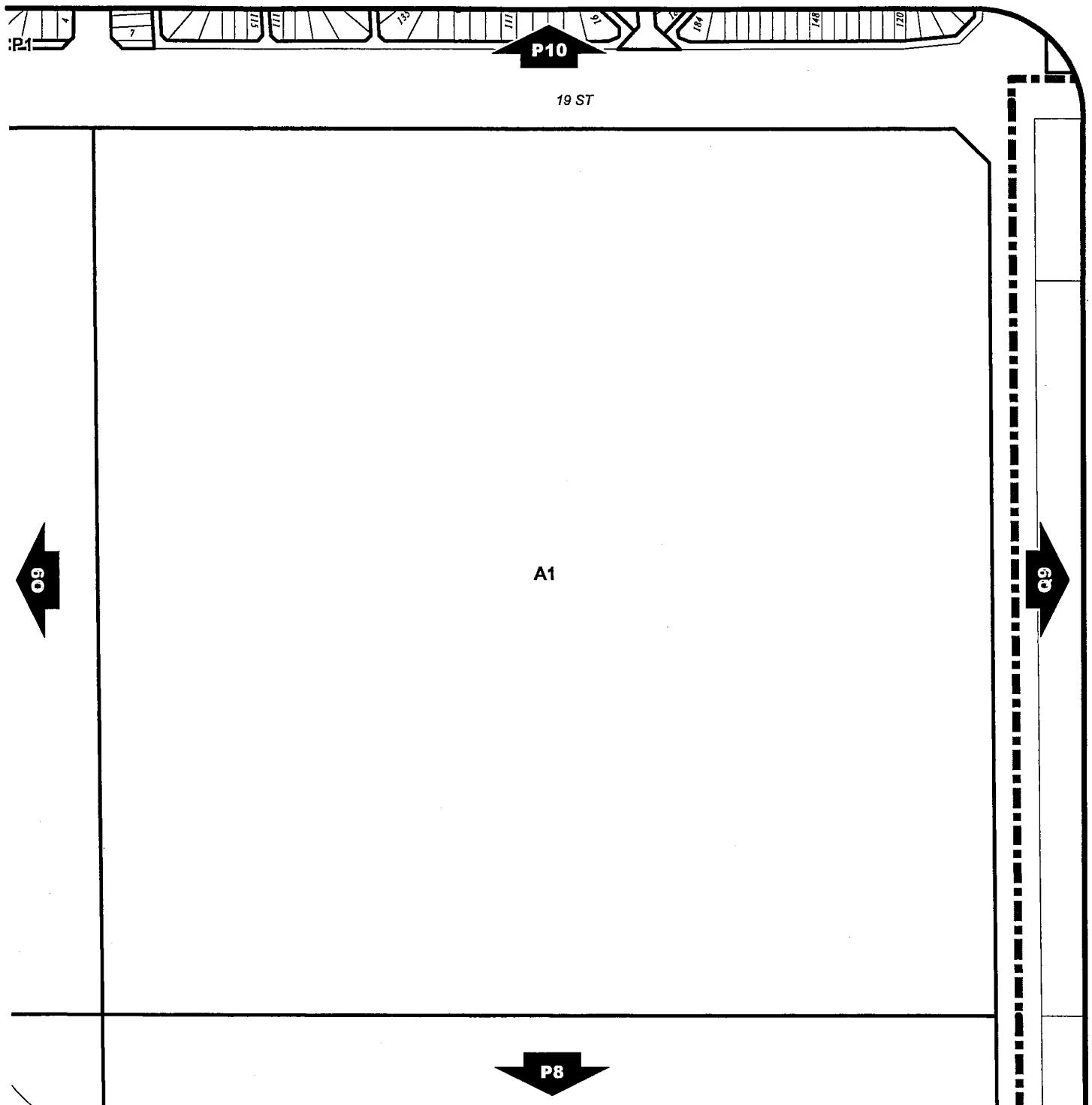
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P9

NE1/4 Sec34 37-27-W4



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

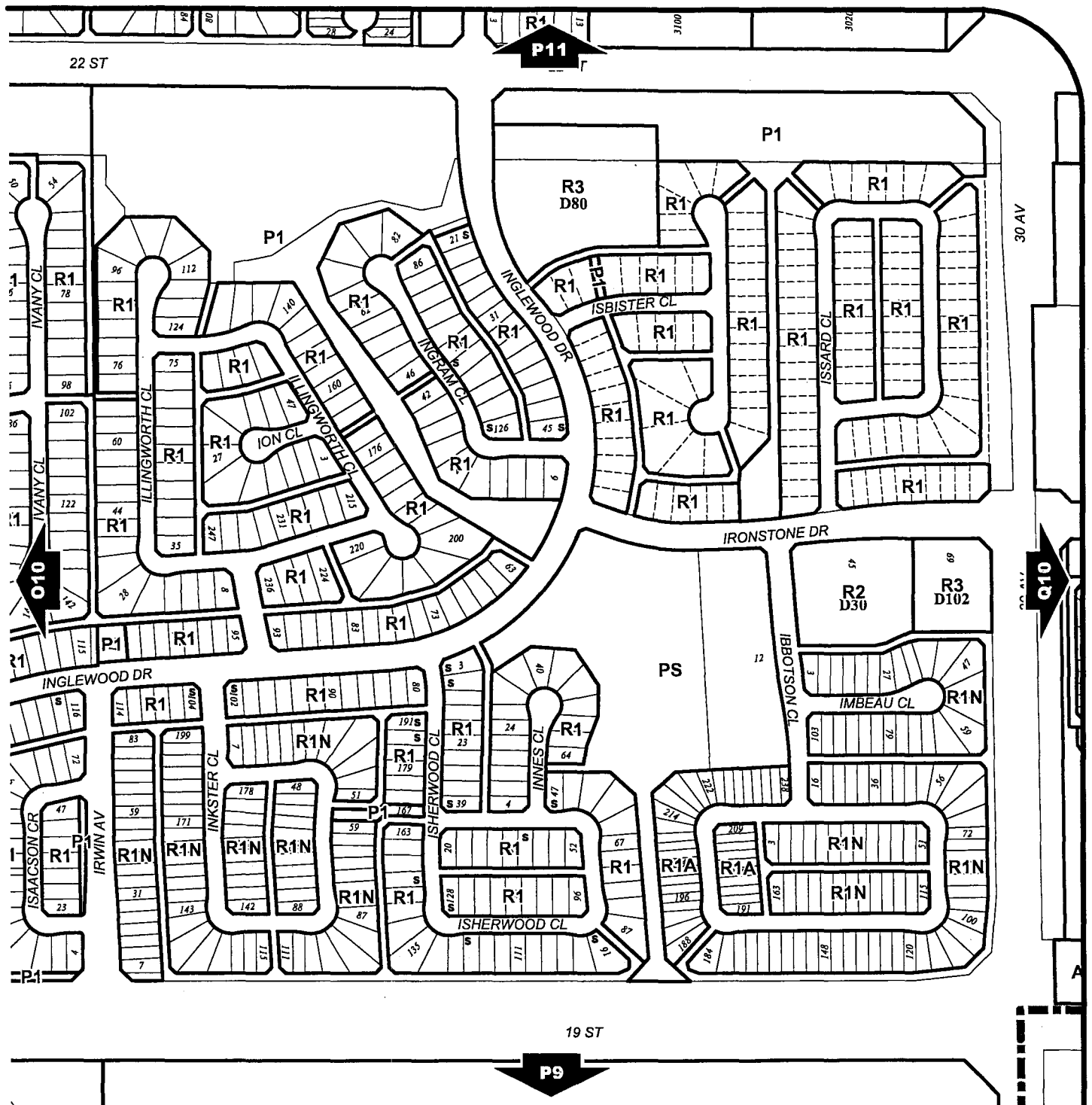
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Land Use Districts

P9

NE¼ Sec34 37-27-W4

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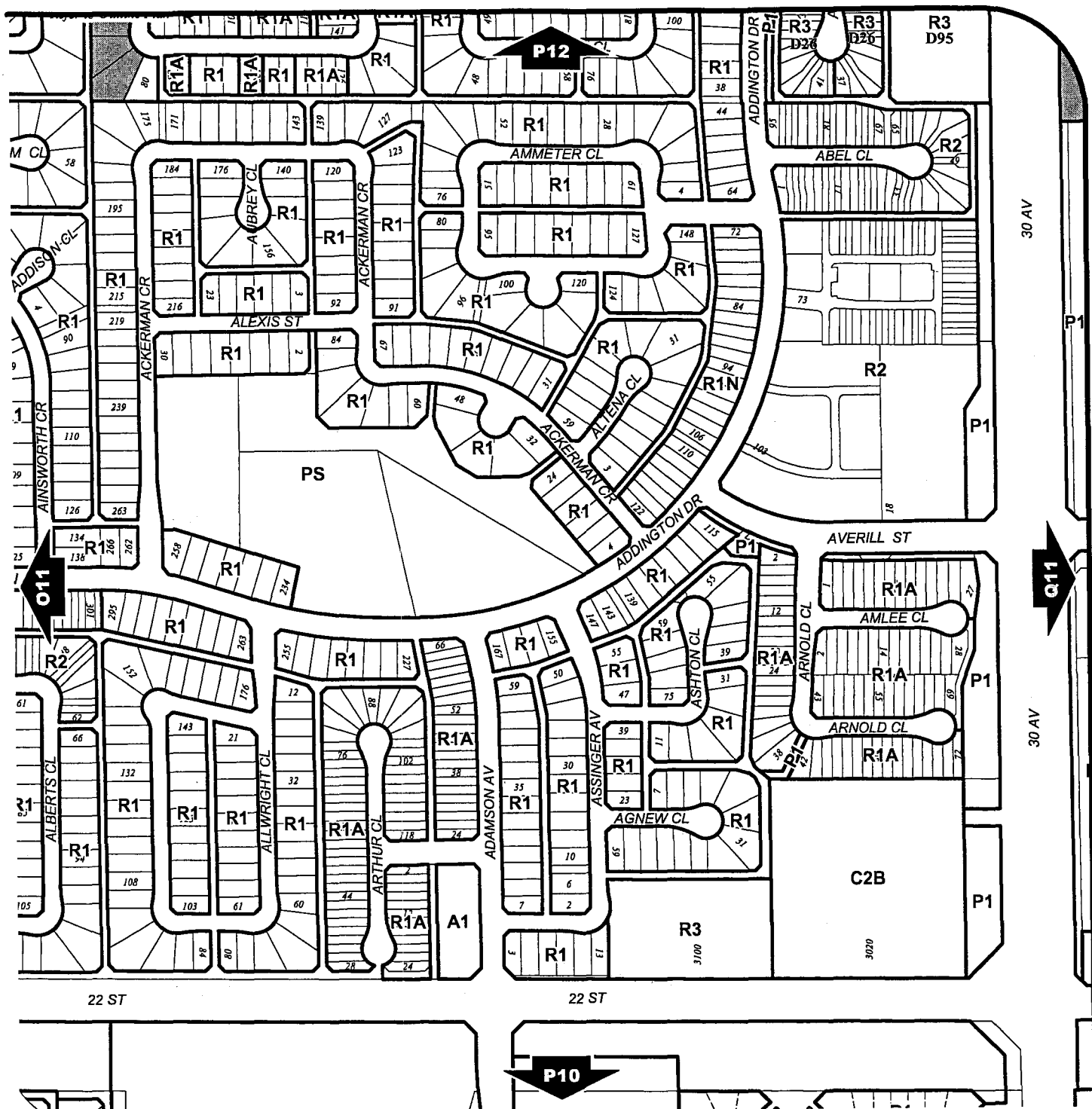
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
(4)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

P10

SE¼ Sec3 38-27-W4



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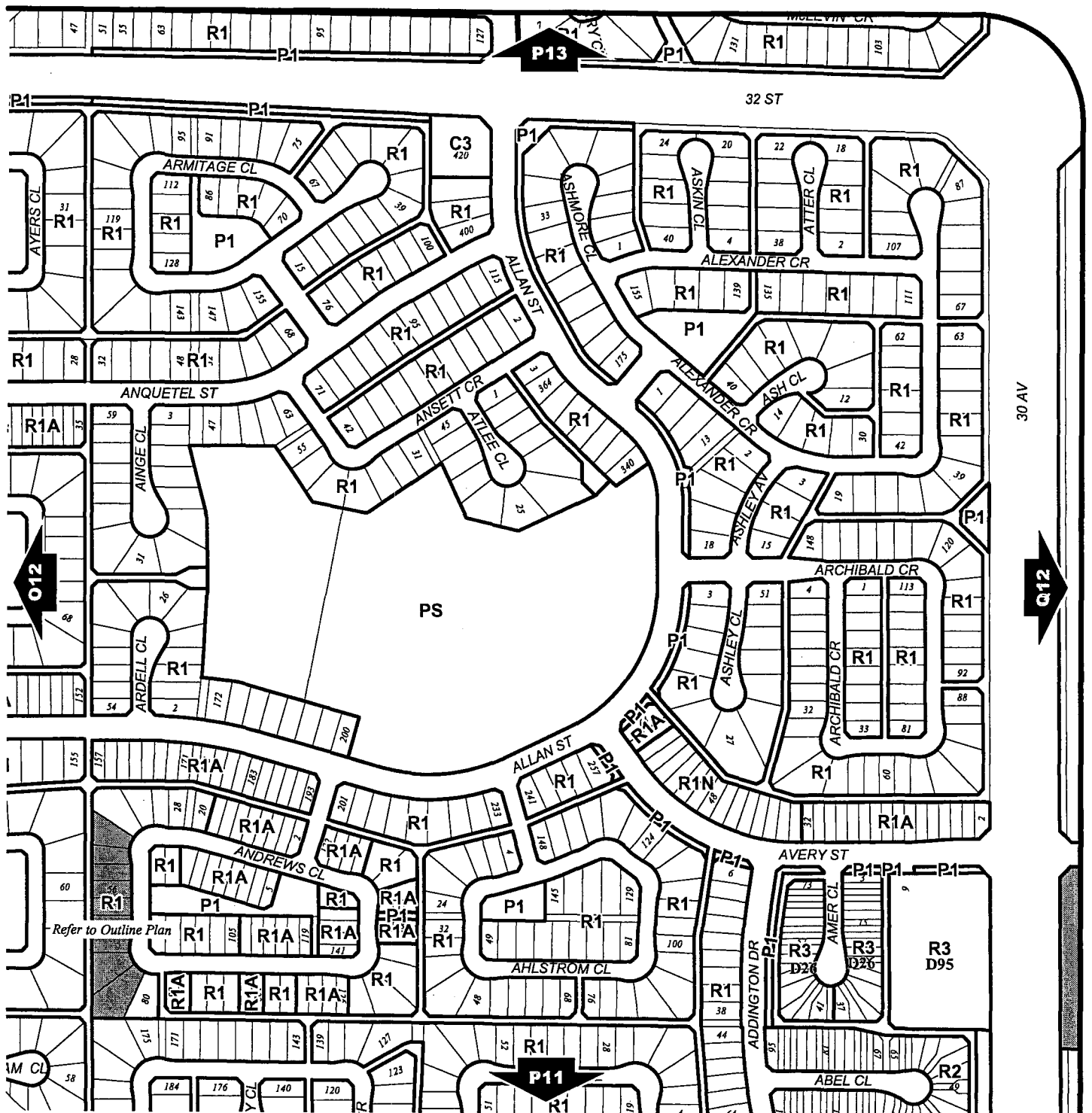
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(0)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

P11

NE1/4 Sec3 38-27-W4



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North

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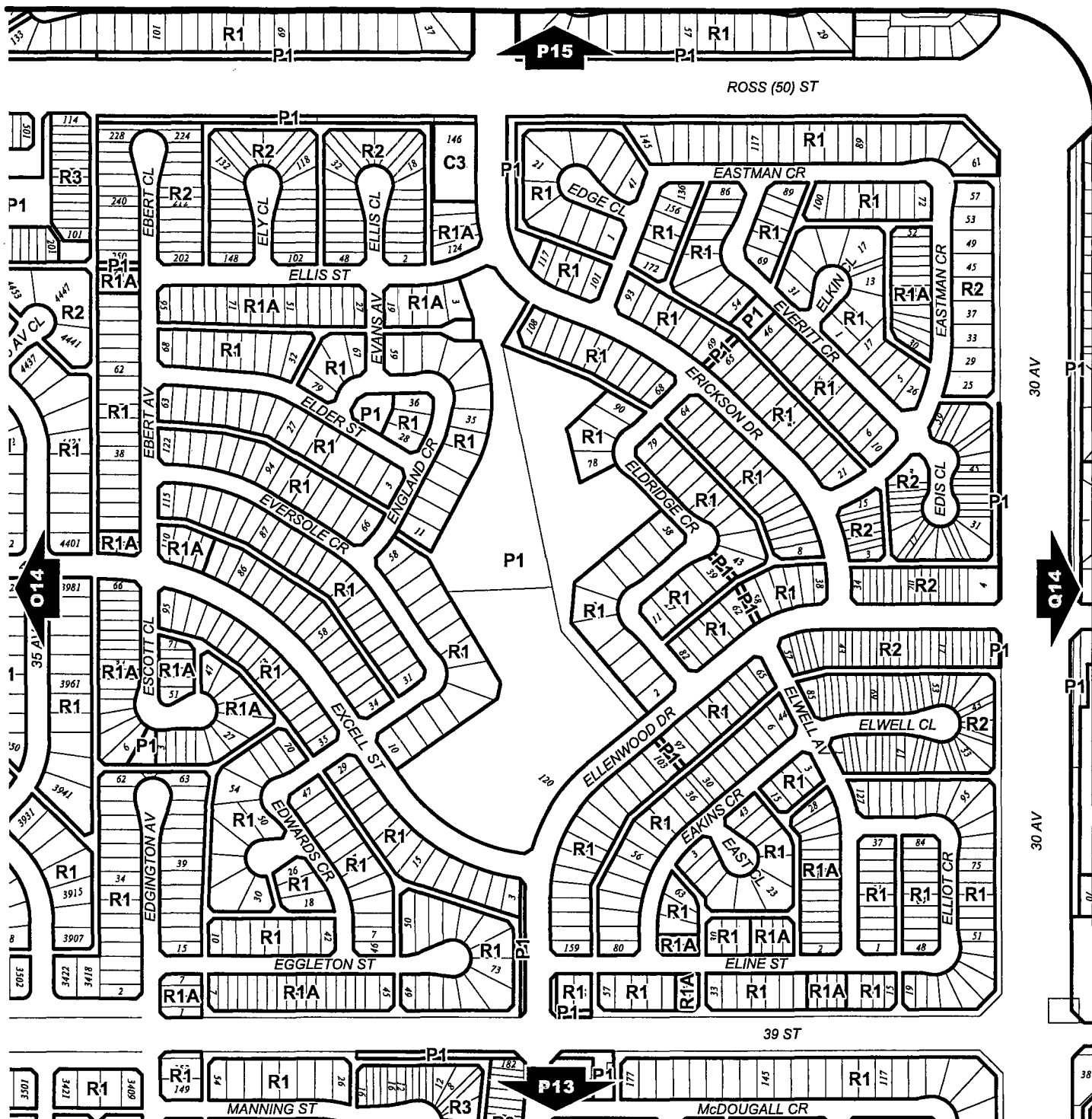
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	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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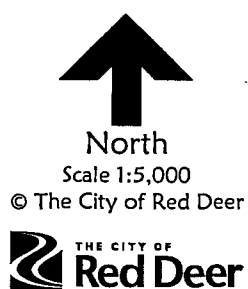
Land Use Districts

P12

SE¼ Sec10 38-27-W4



Land Use Bylaw 3357/2006



	Land Use District Boundary
	R1 Land Use District
	Exception to District
	Exception Number
	Exempted from District
	Exempted Number
	V18 Height Overlay District
	D95 Density Overlay District
	s Secondary Suite Permitted

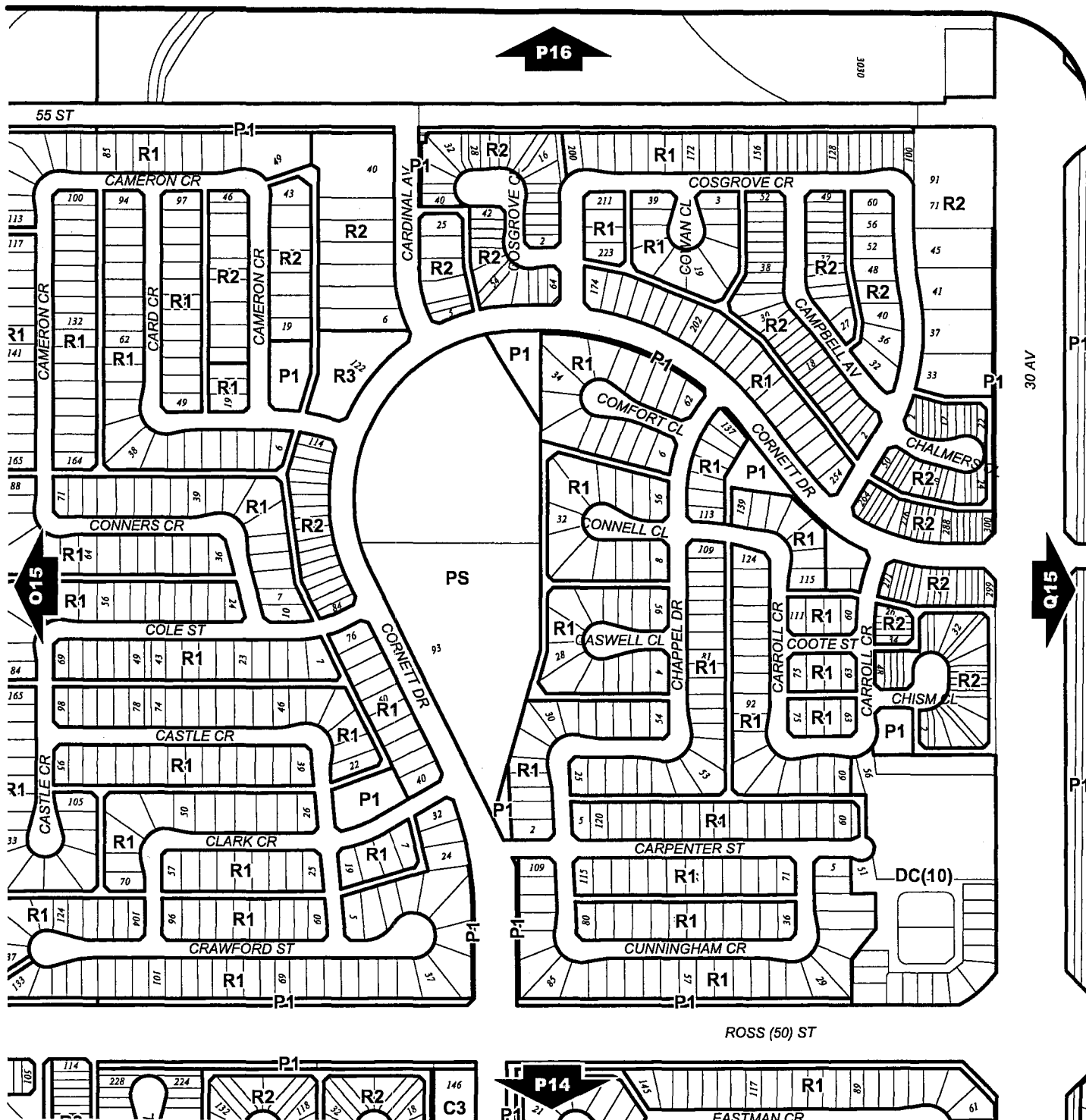
	Historical Preservation Sites
	Historically Significant Sites
	Historical Site Number
	City Boundary
	Civic Address
	Railway
	Proposed Lots

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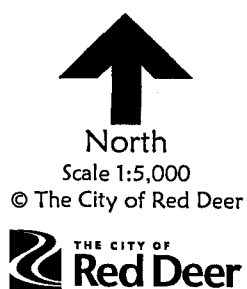
Land Use Districts

P14

SE1/4 Sec15 38-27-W4



Land Use Bylaw 3357/2006



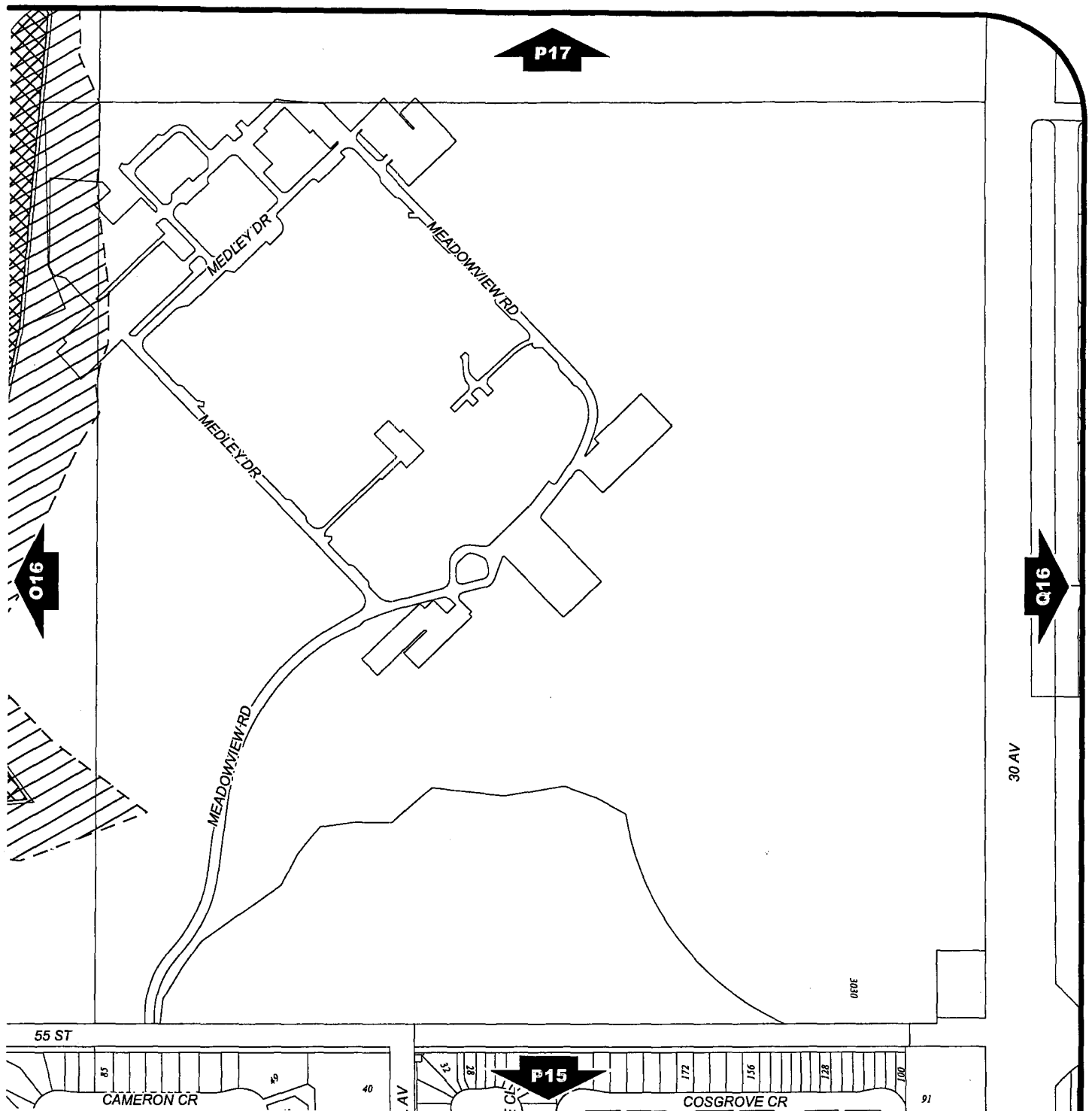
	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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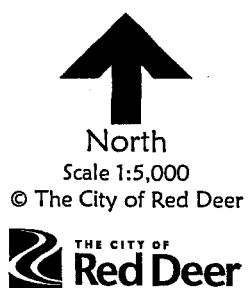
Land Use Districts

P15

NE 1/4 Sec 15 38-27-W4



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

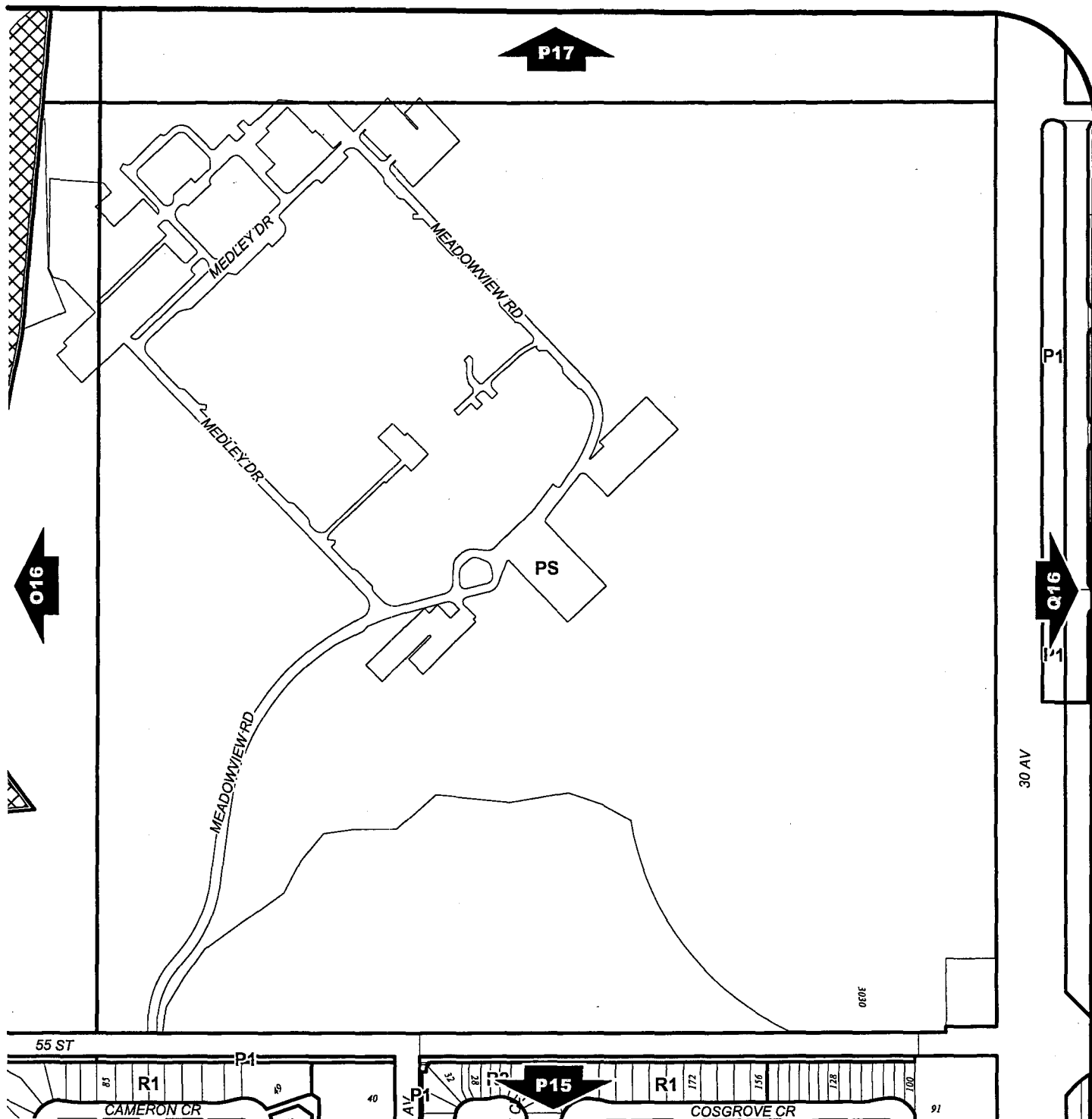
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P16

SE¼ Sec22 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

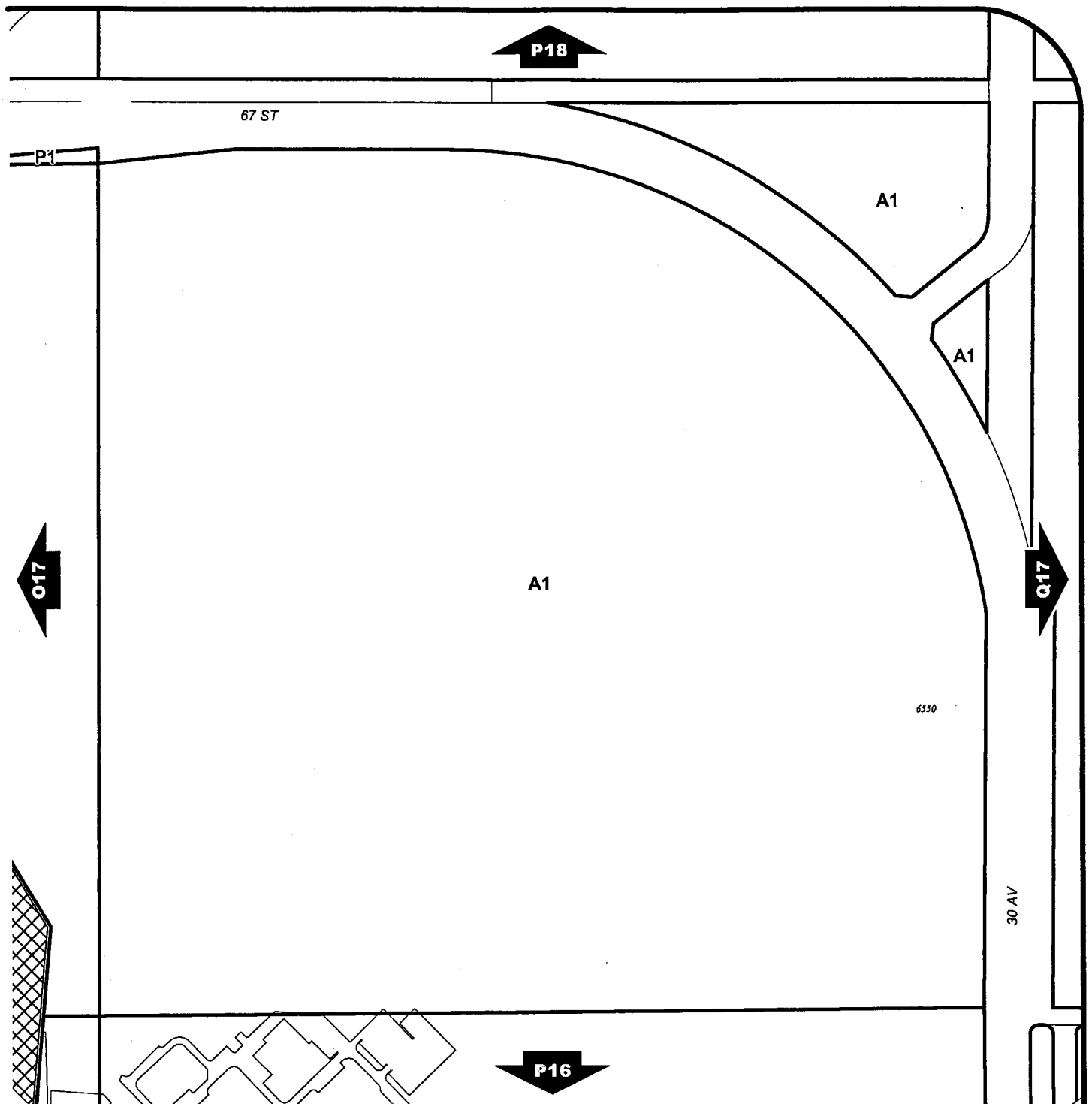
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Land Use Districts

P16

SE1/4 Sec22 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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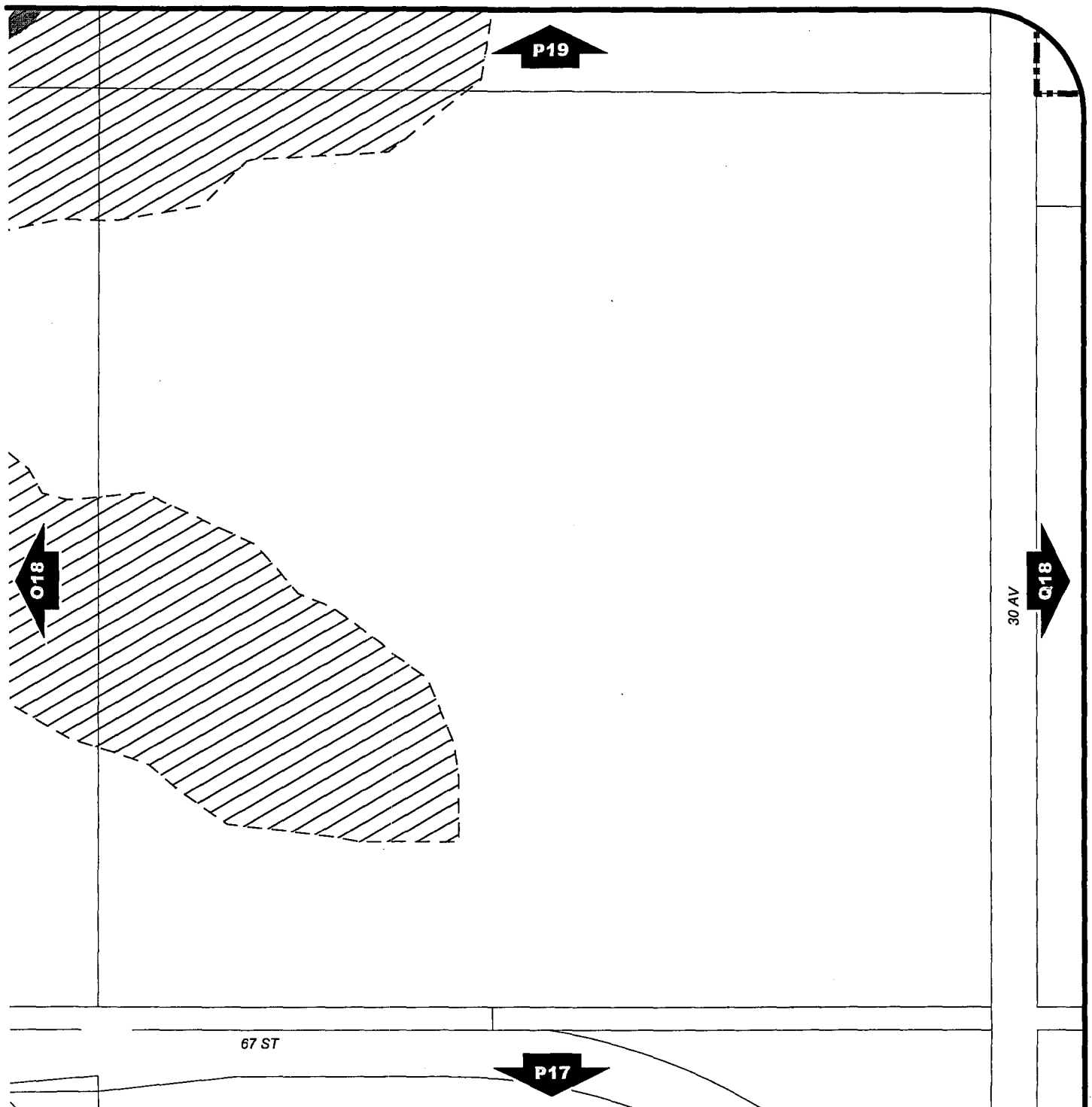
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
600	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

P17

NE 1/4 Sec 22 38-27-W4



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

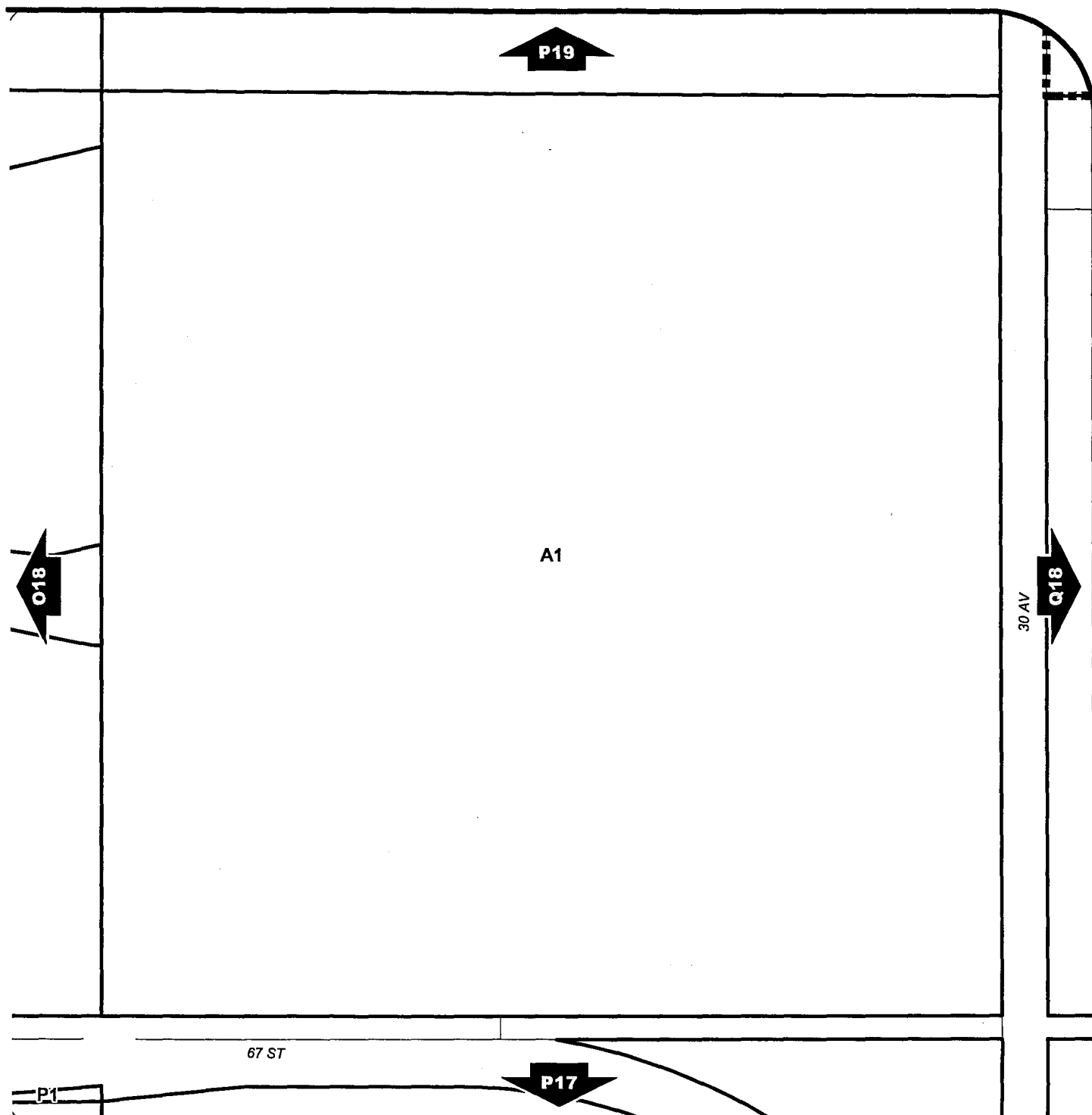
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P18

SE1/4 Sec27 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
010	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

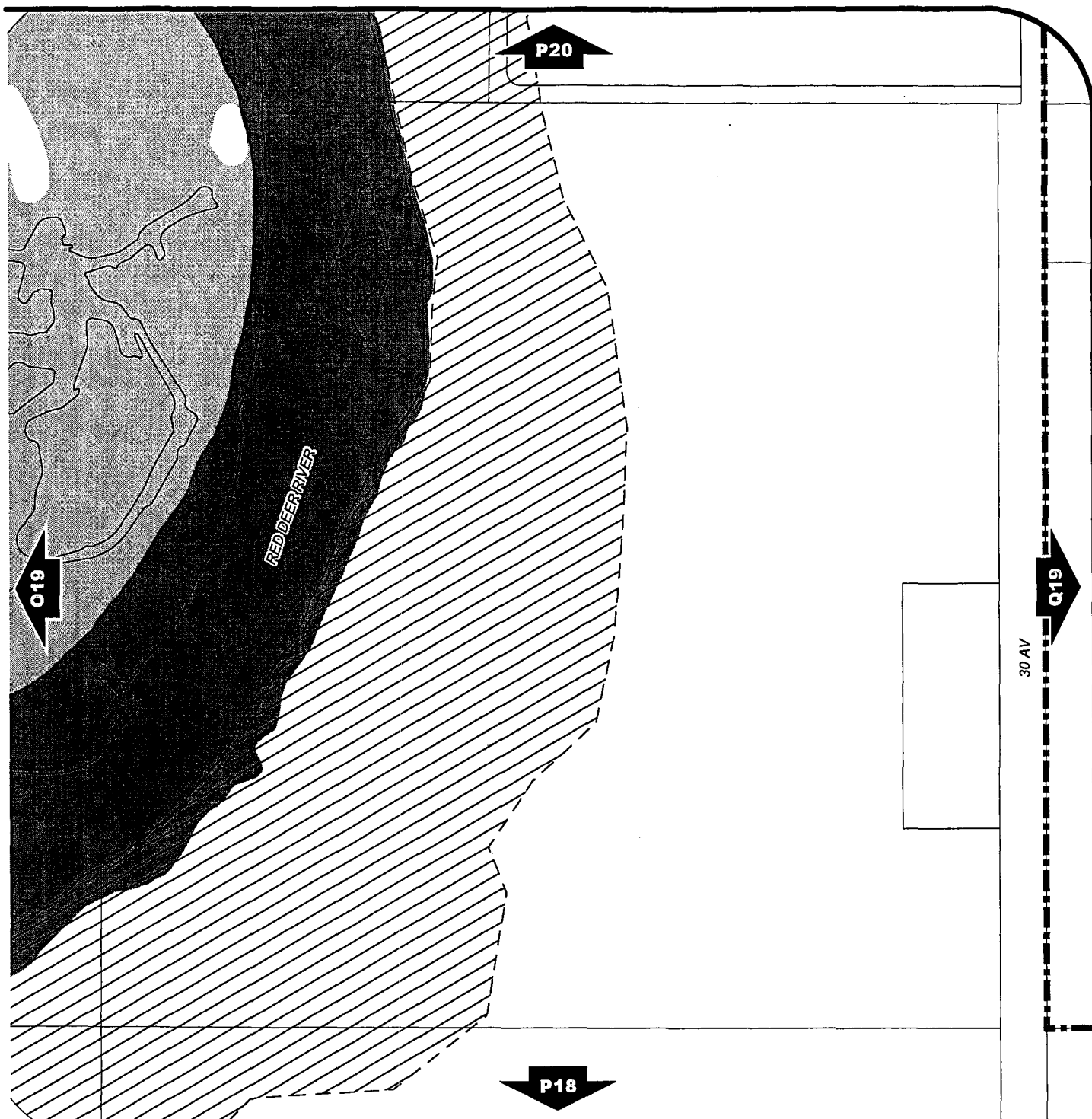
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Land Use Districts

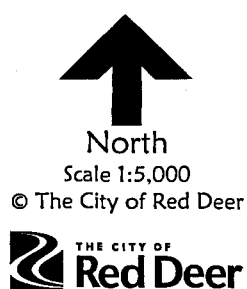
P18

SE¼ Sec27 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

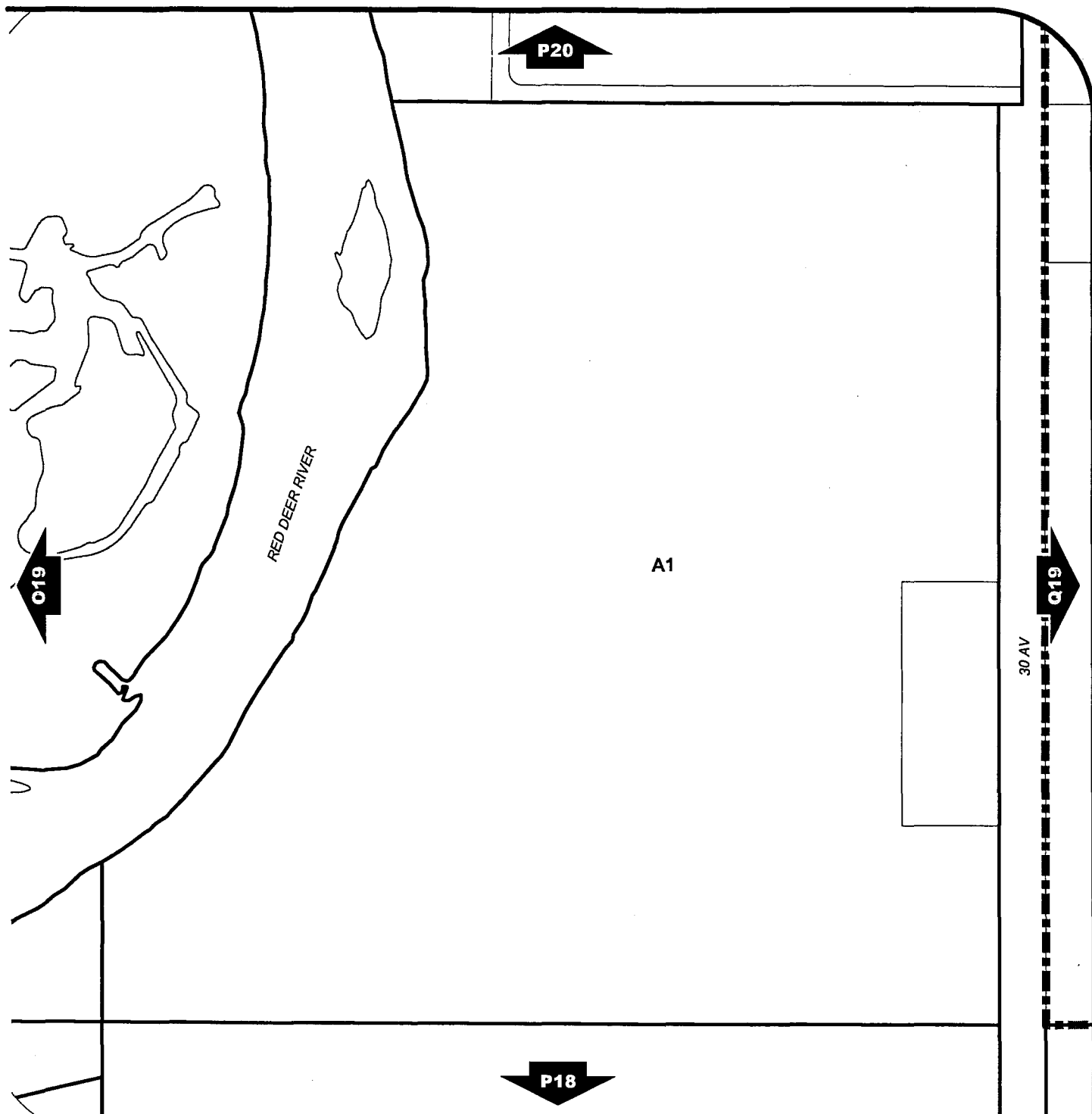
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

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NE¼ Sec27 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP-32	Historical Site Number
e(4)	Exception Number		City Boundary
...	Exempted from District	221	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

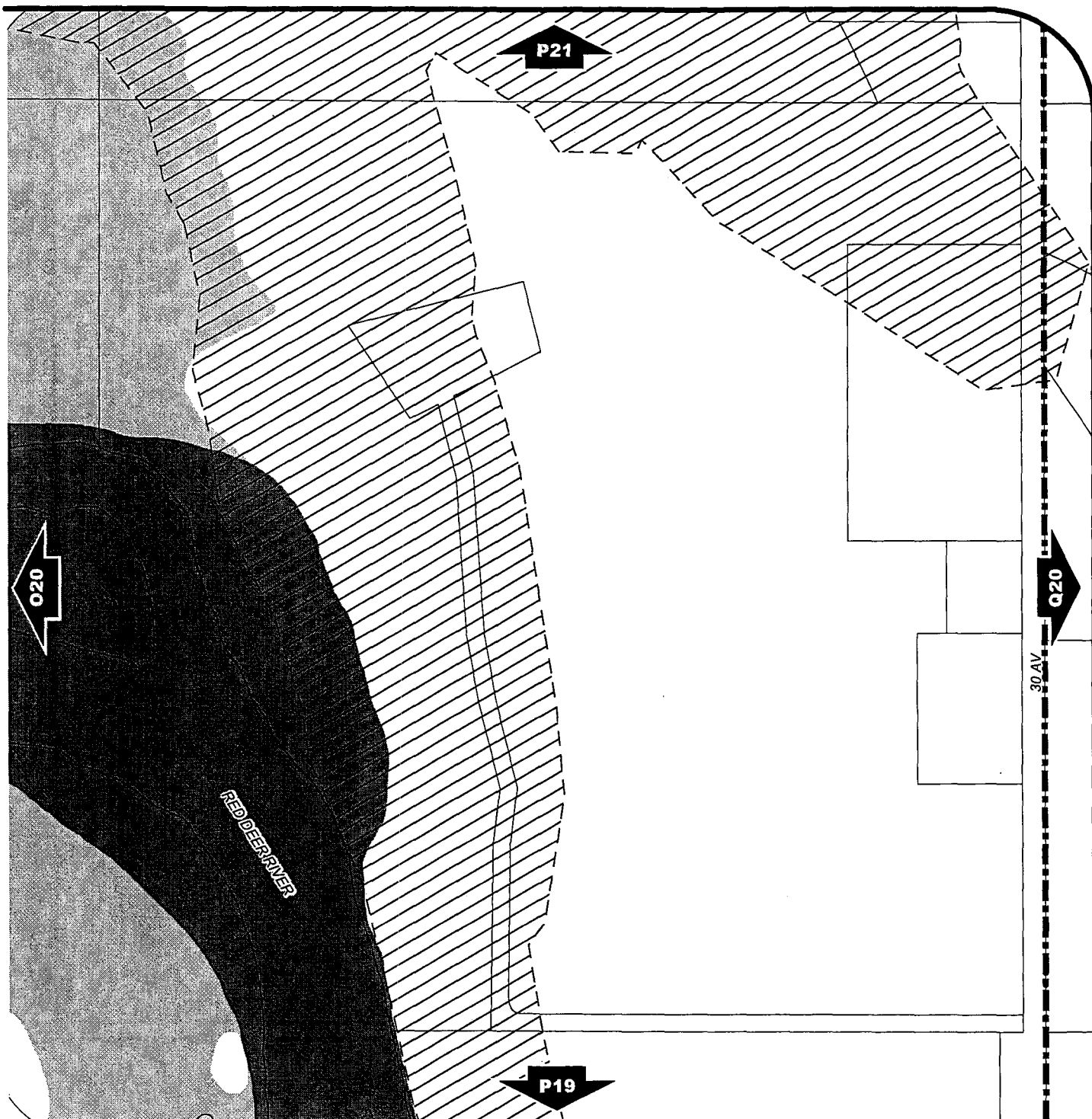
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Land Use Districts

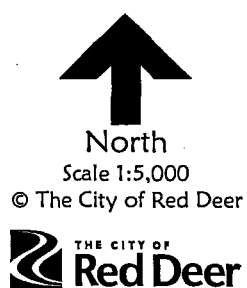
P19

NE¼ Sec27 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

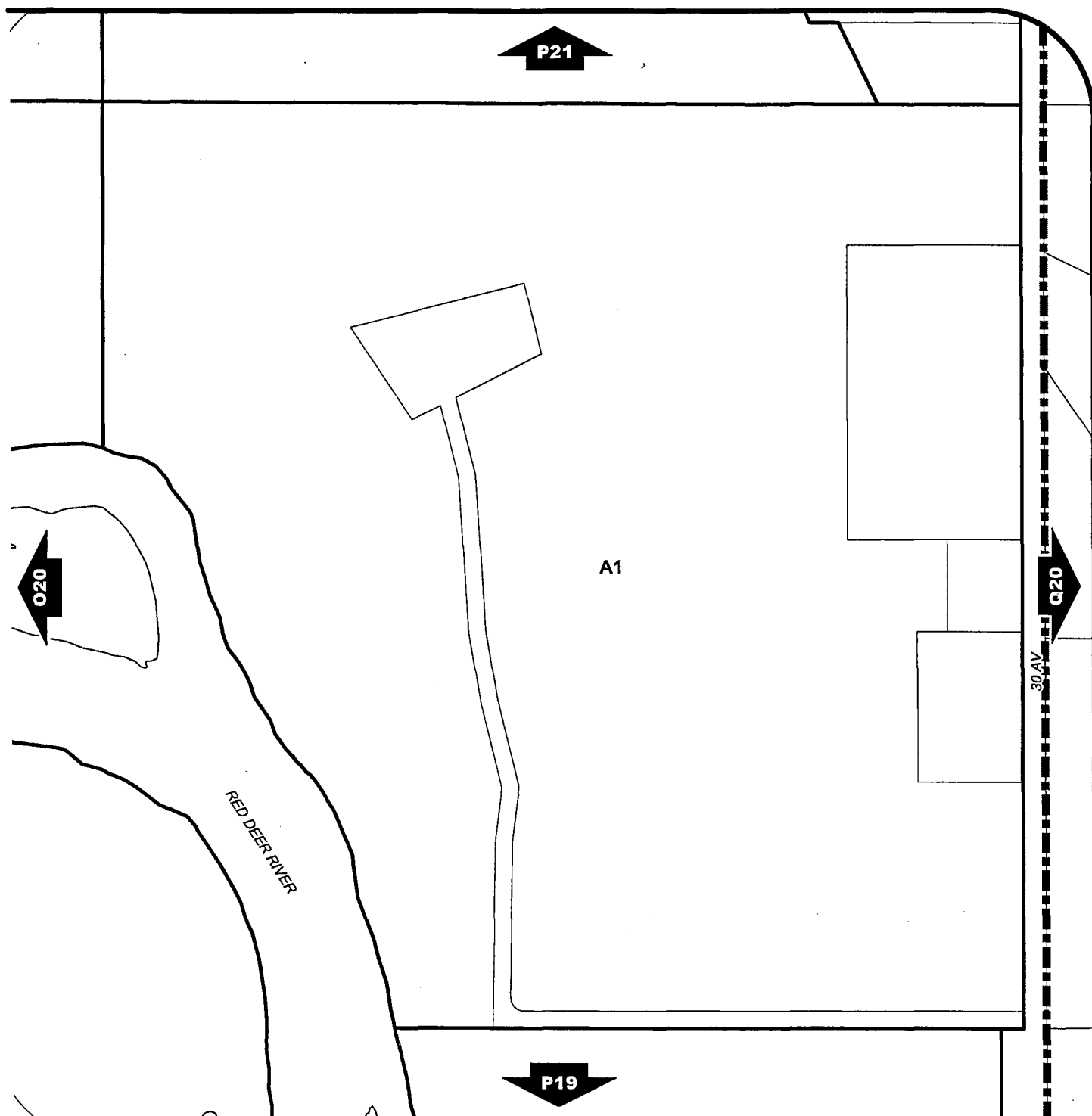
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P20

SE¼ Sec34 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
123	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

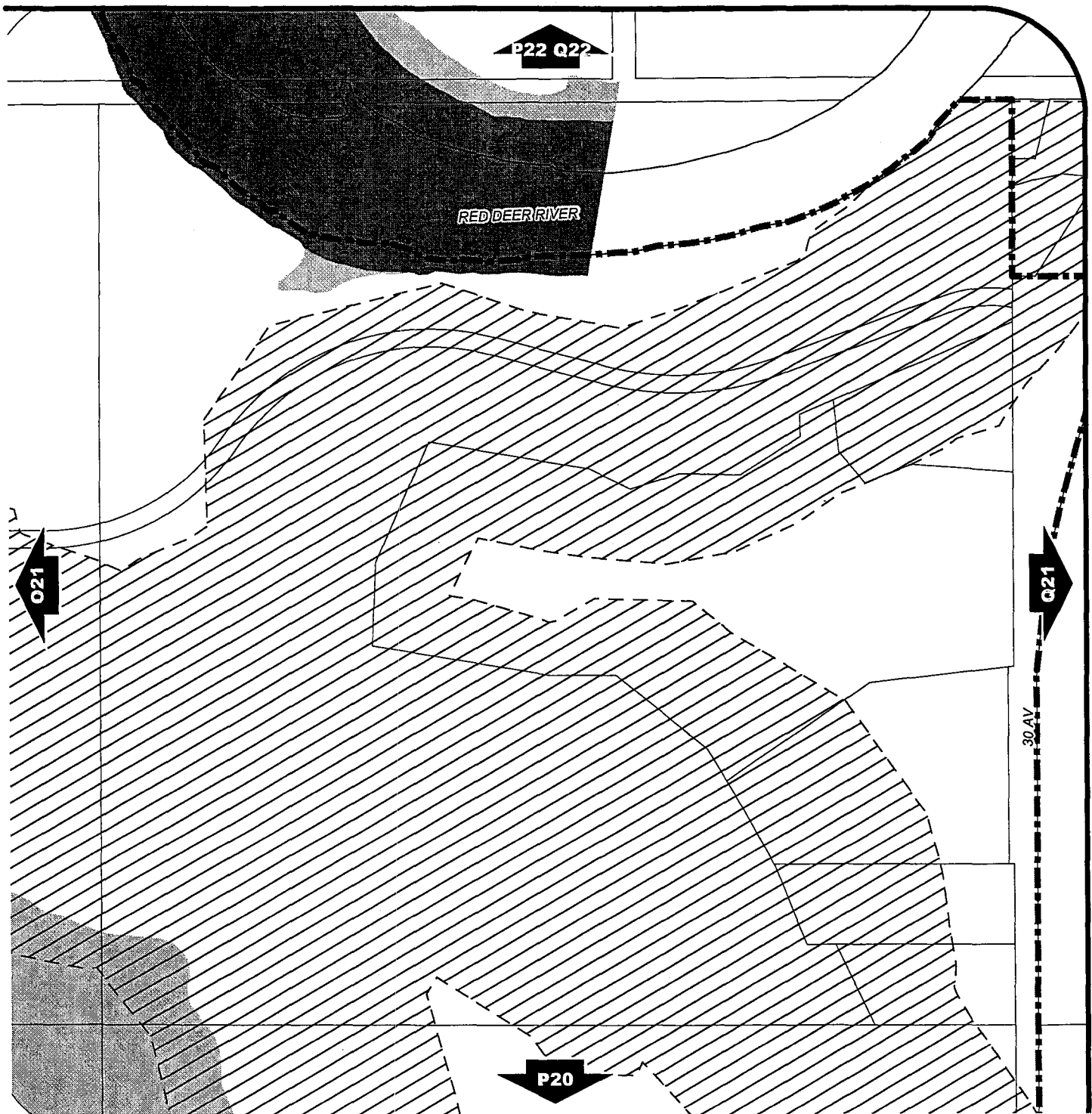
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Land Use Districts

P20

SE¼ Sec34 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

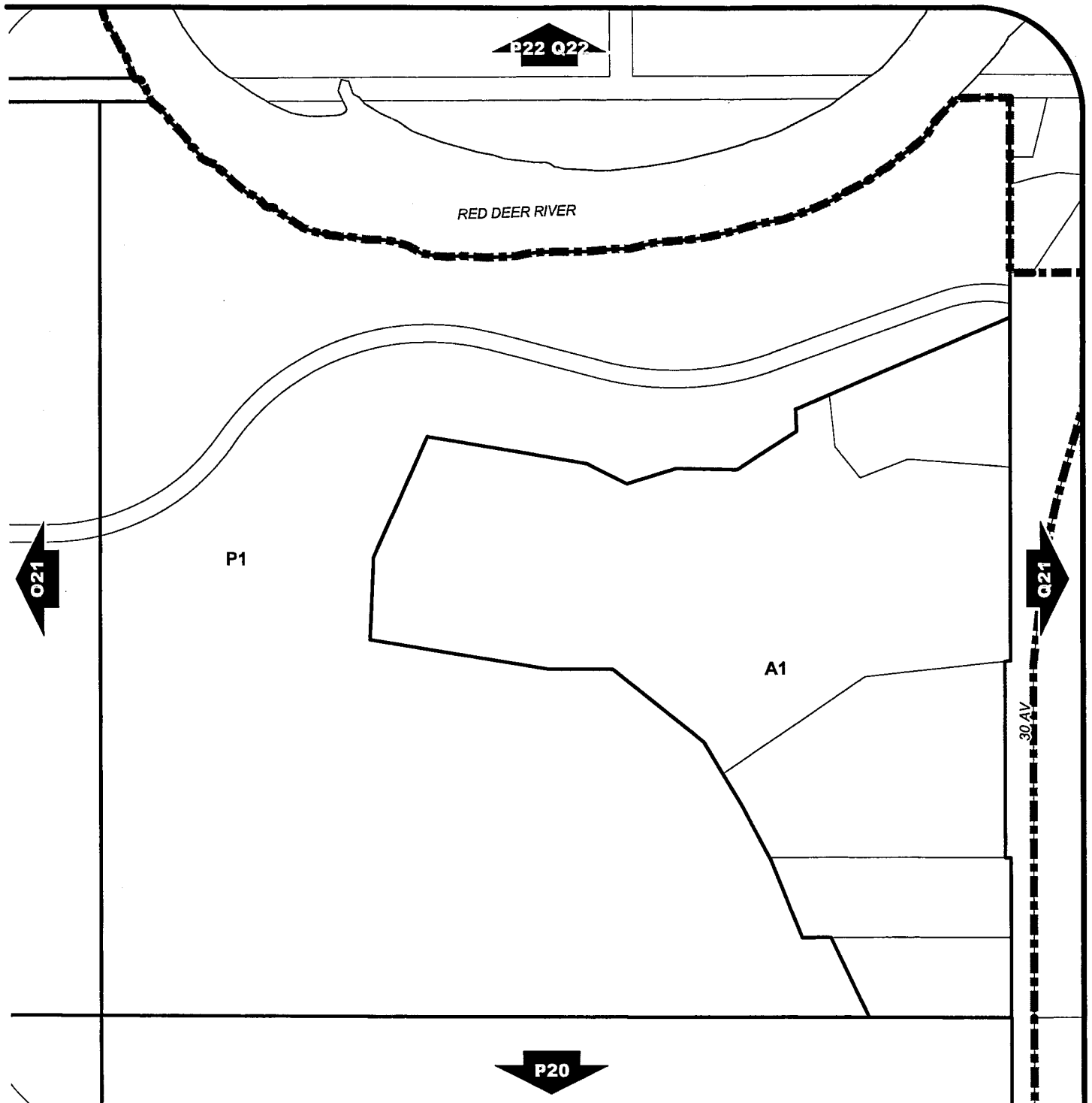
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P21

NE¼ Sec34 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

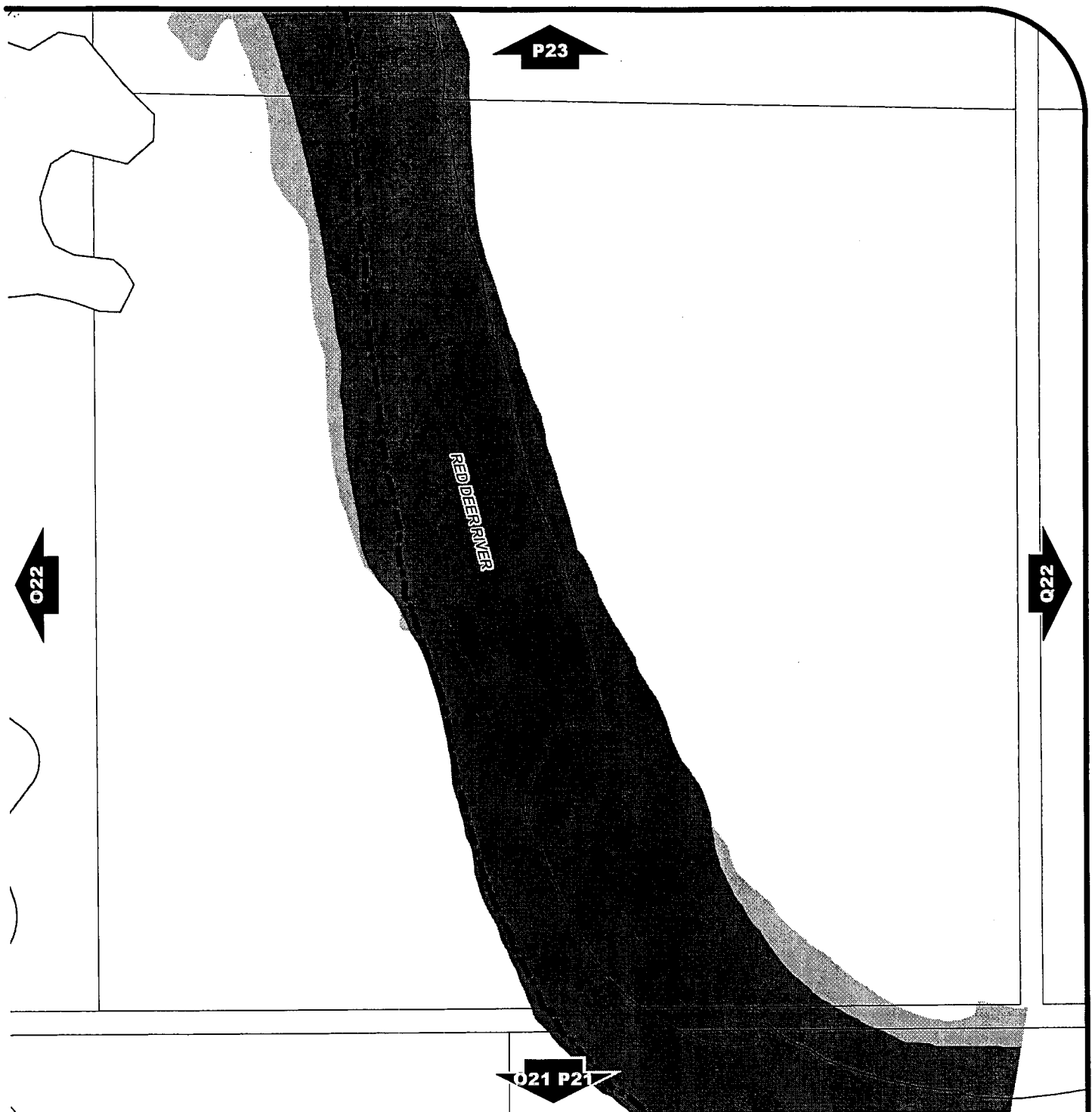
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Land Use Districts

P21

NE¼ Sec34 38-27-W4

Refer to Constraints Map



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

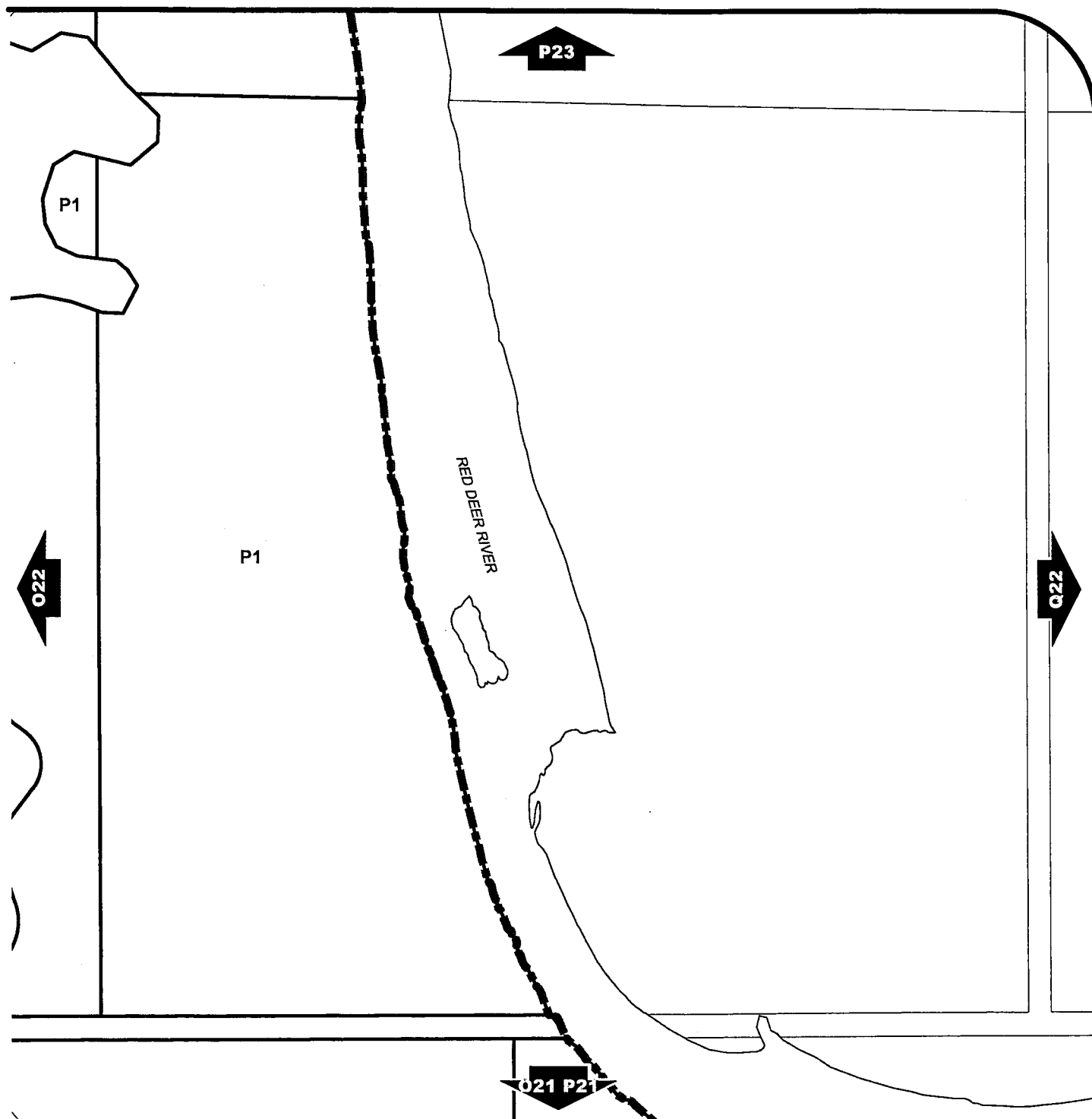
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P22

SE¼ Sec2 39-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

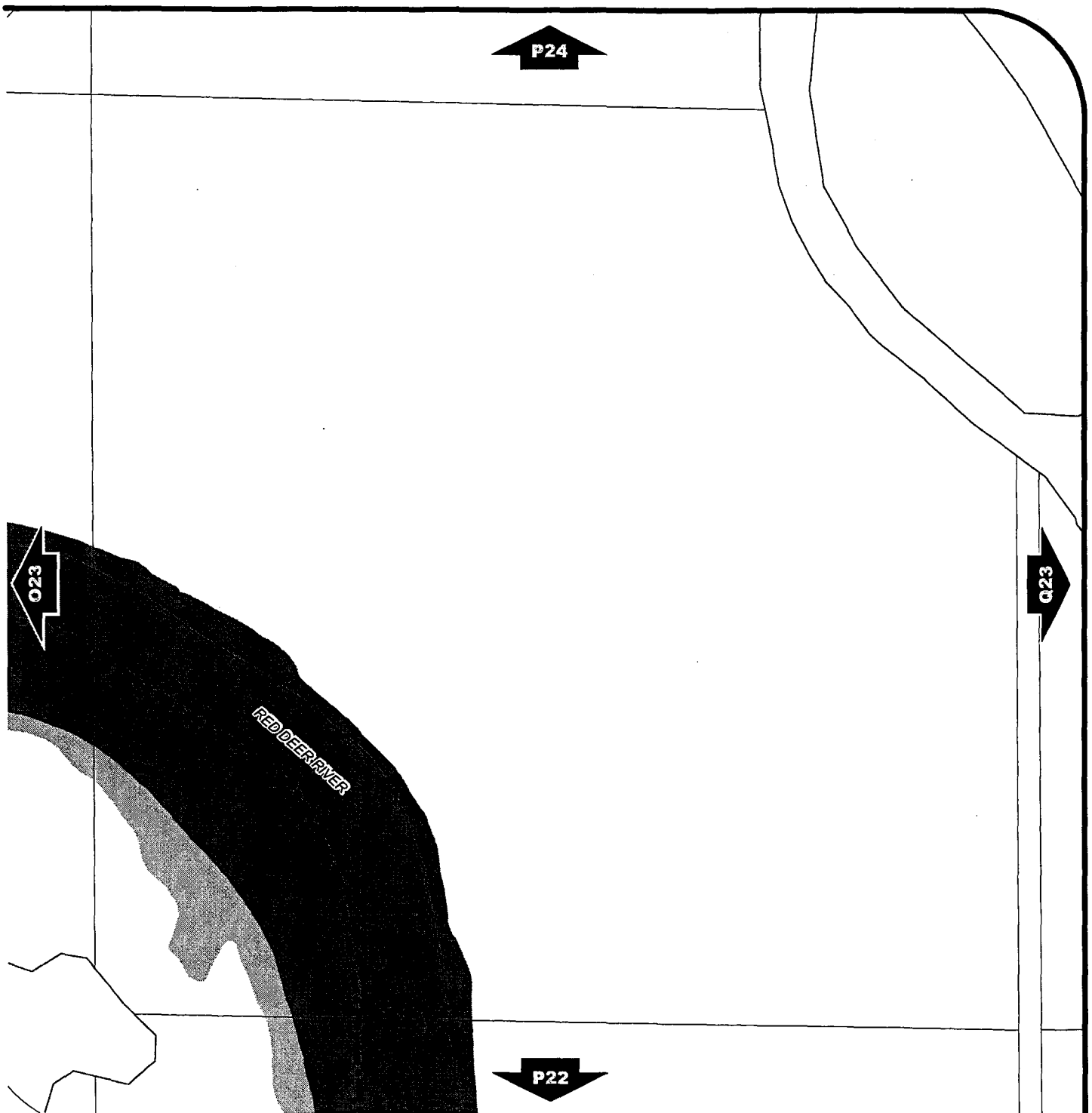
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Land Use Districts

P22

SE¼ Sec2 39-27-W4

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

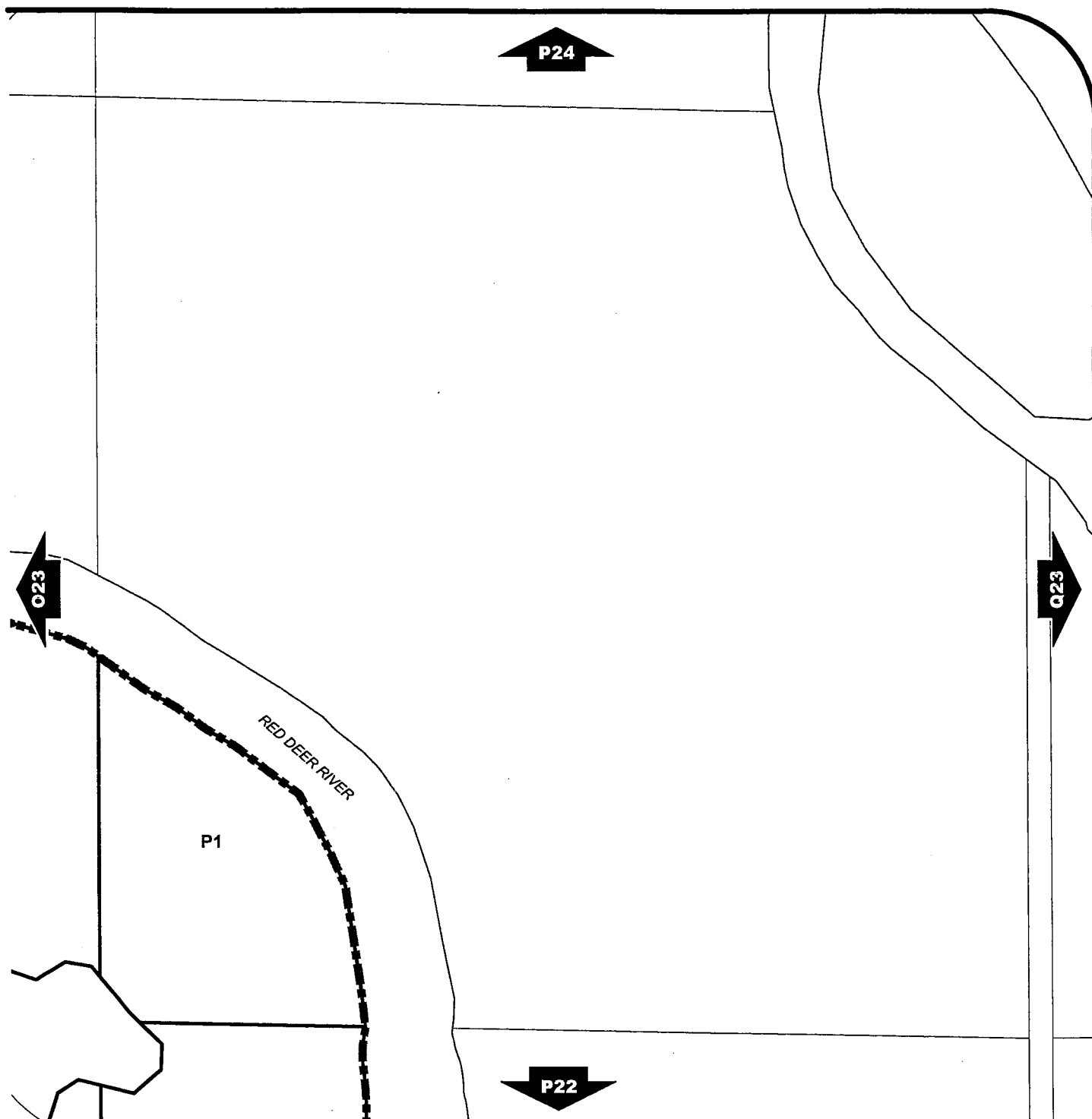
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

P23

NE¼ Sec2 39-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	HP32	Historical Site Number
40	Exception Number		City Boundary
• • •	Exempted from District	23	Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

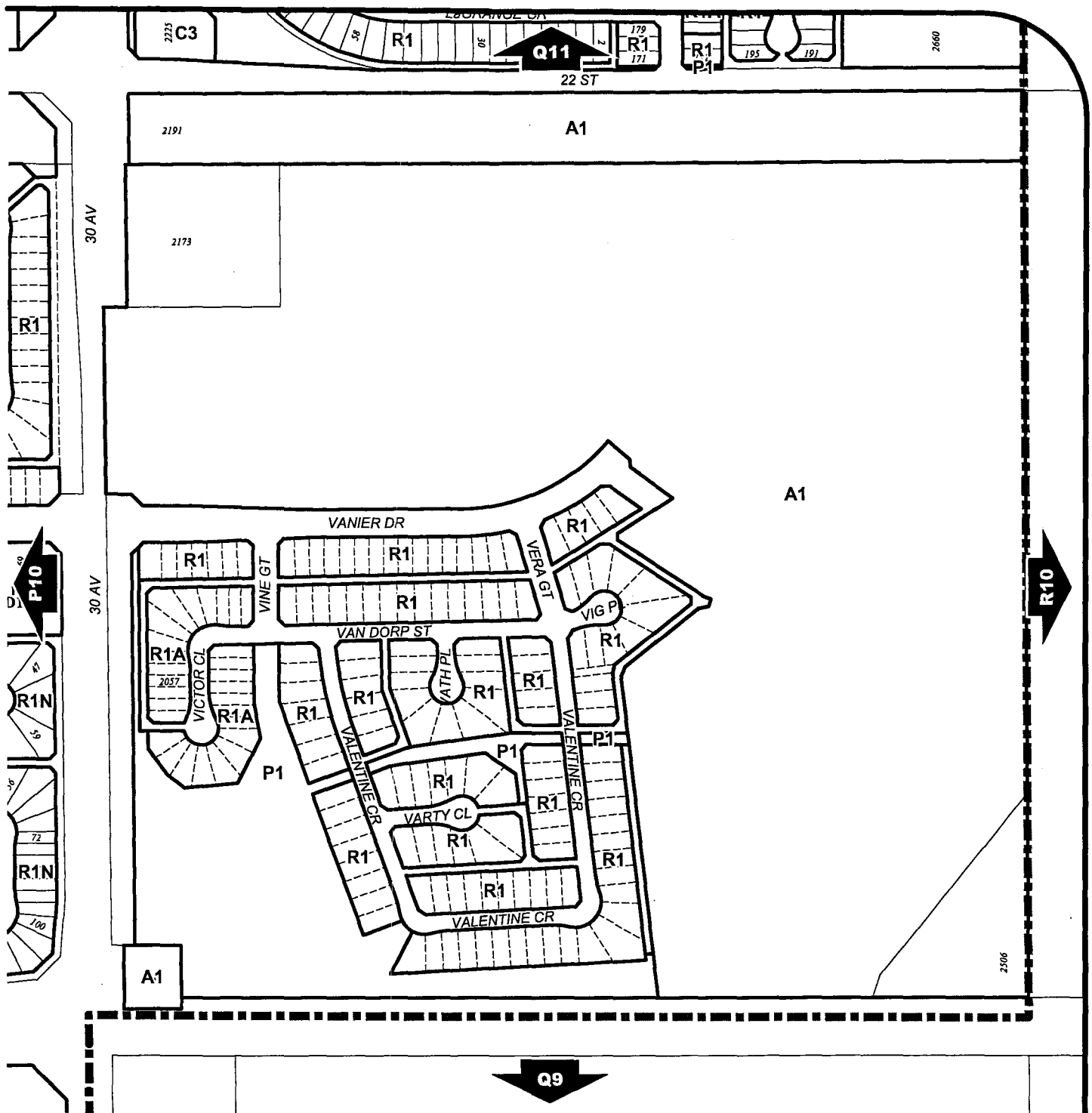
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Land Use Districts

P23

NE¼ Sec2 39-27-W4

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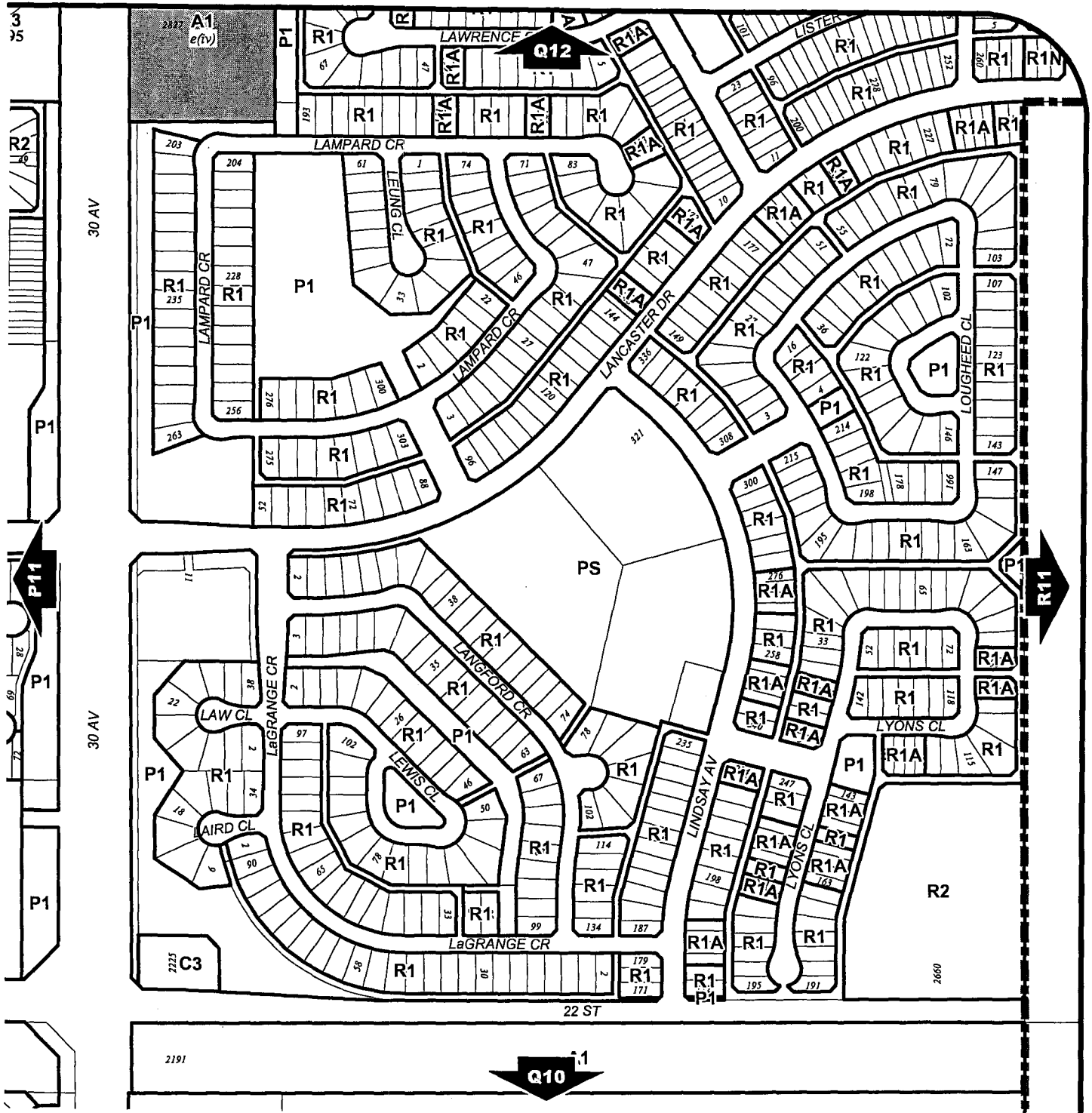
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	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

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Land Use Districts

Q10

SW¼ Sec2 38-27-W4



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- Land Use District Boundary
- R1** Land Use District
- Exception to District
- e(iv)** Exception Number
- Exempted from District
- 2a** Exempted Number
- V18** Height Overlay District
- D95** Density Overlay District
- s** Secondary Suite Permitted

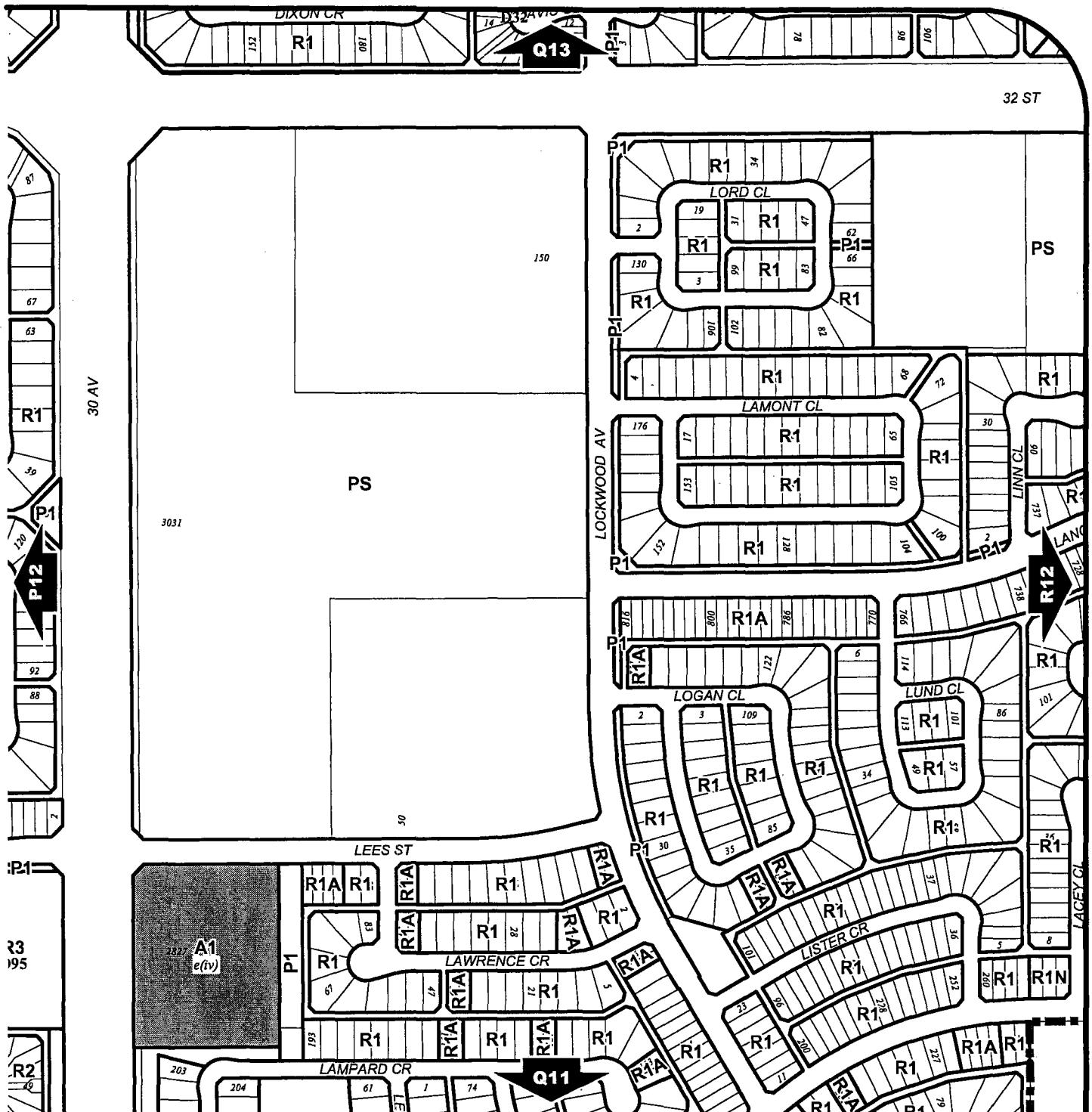
- Historical Preservation Sites
- Historically Significant Sites
- HP-32** Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Districts

Q11

NW¼ Sec2 38-27-W4



Land Use Bylaw 3357/2006



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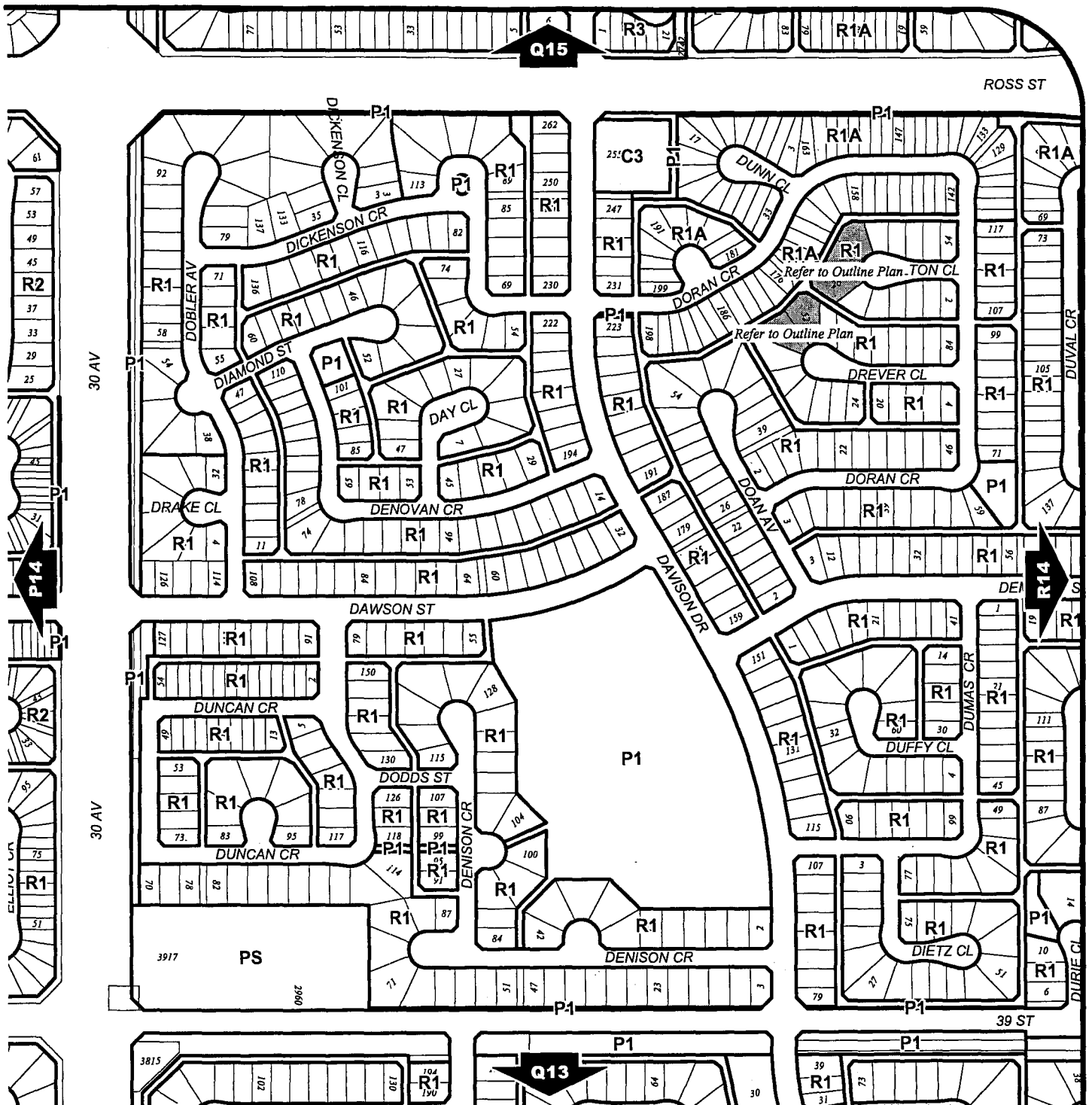
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(9)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

Q12

SW¼ Sec11 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

Q14

SW¼ Sec14 38-27-W4



Land Use Bylaw 3357/2006



North

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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

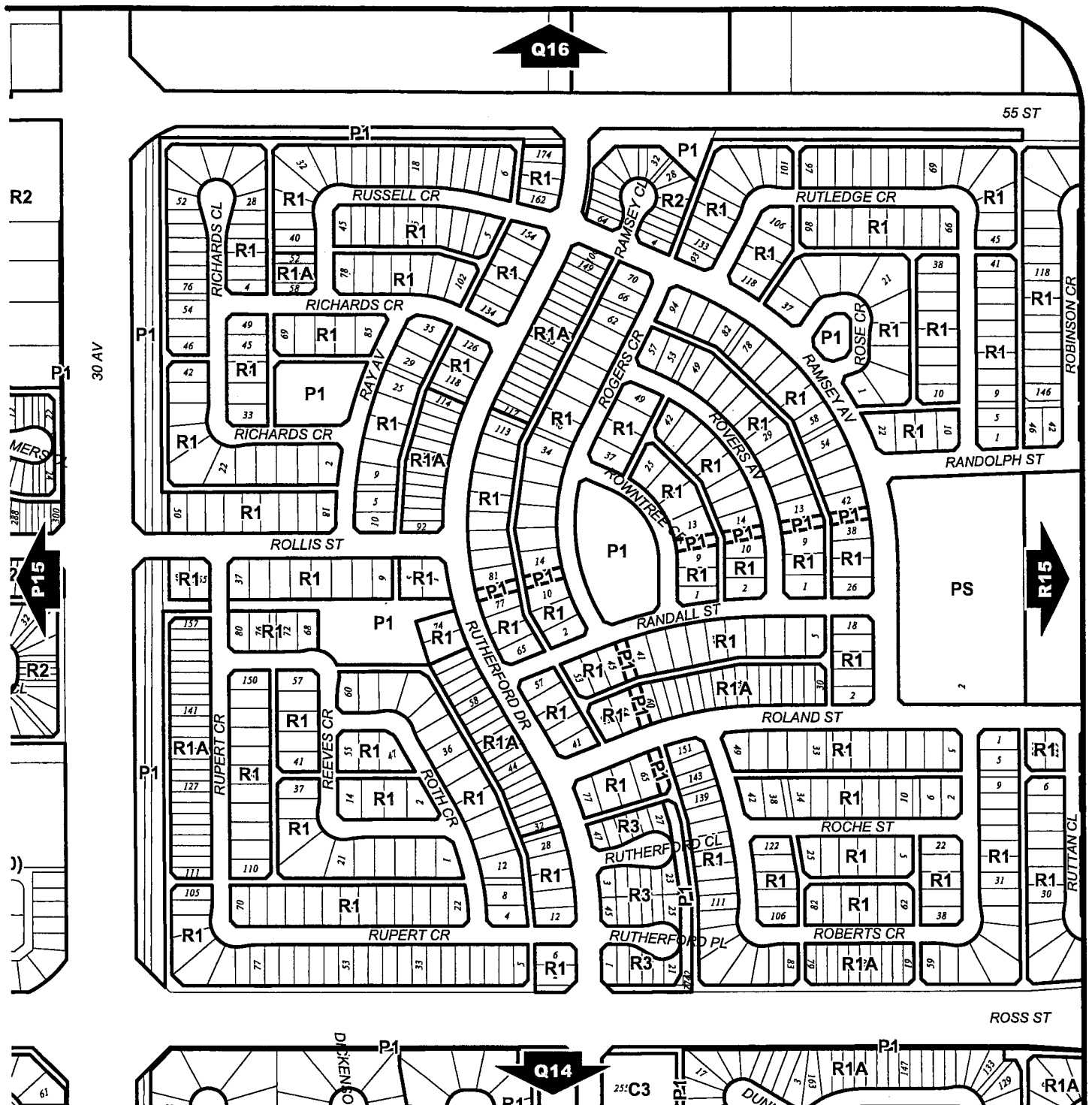
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

Q15

NW¼ Sec14 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

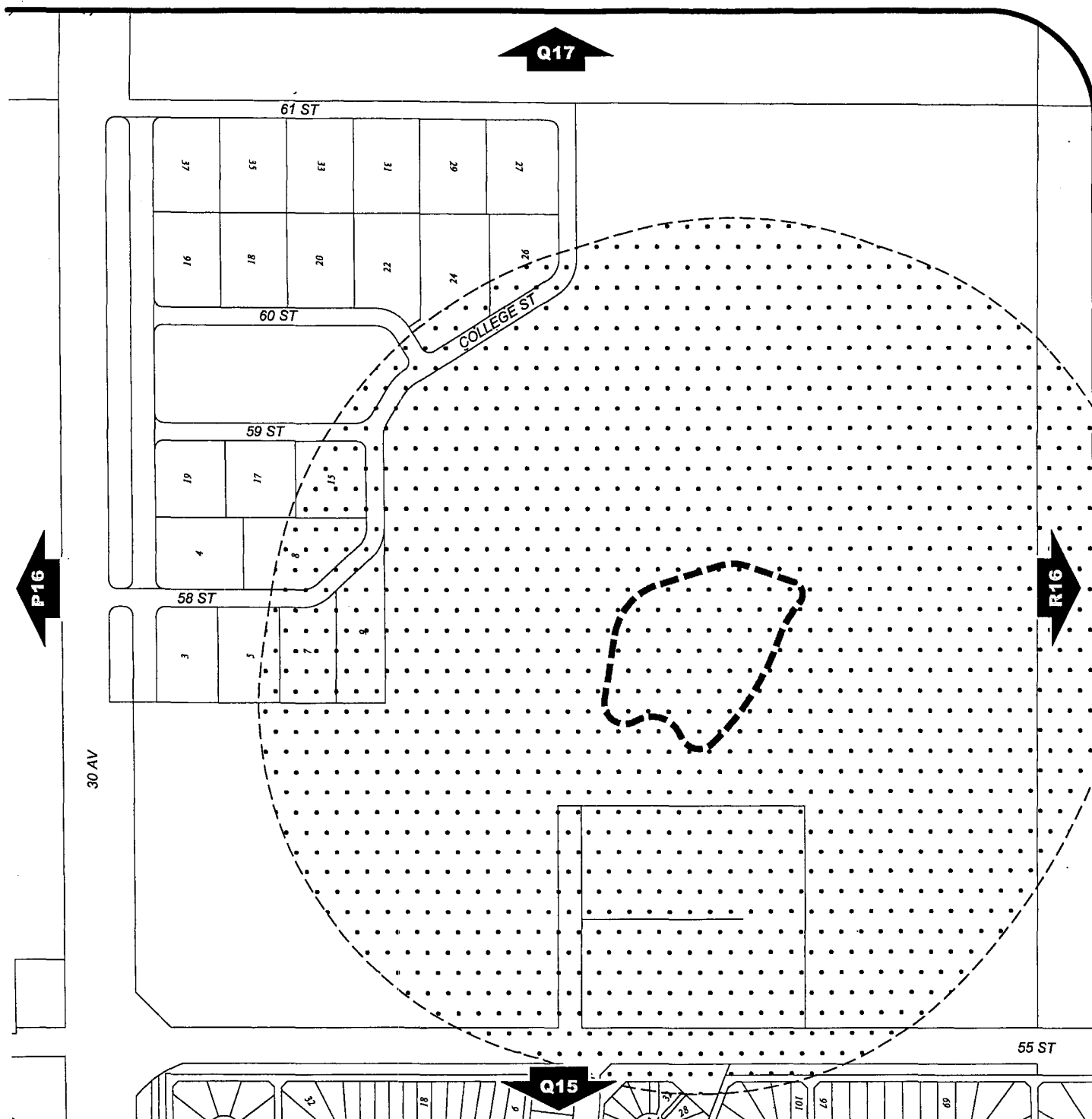
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Land Use Districts

Q15

NW¼ Sec14 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

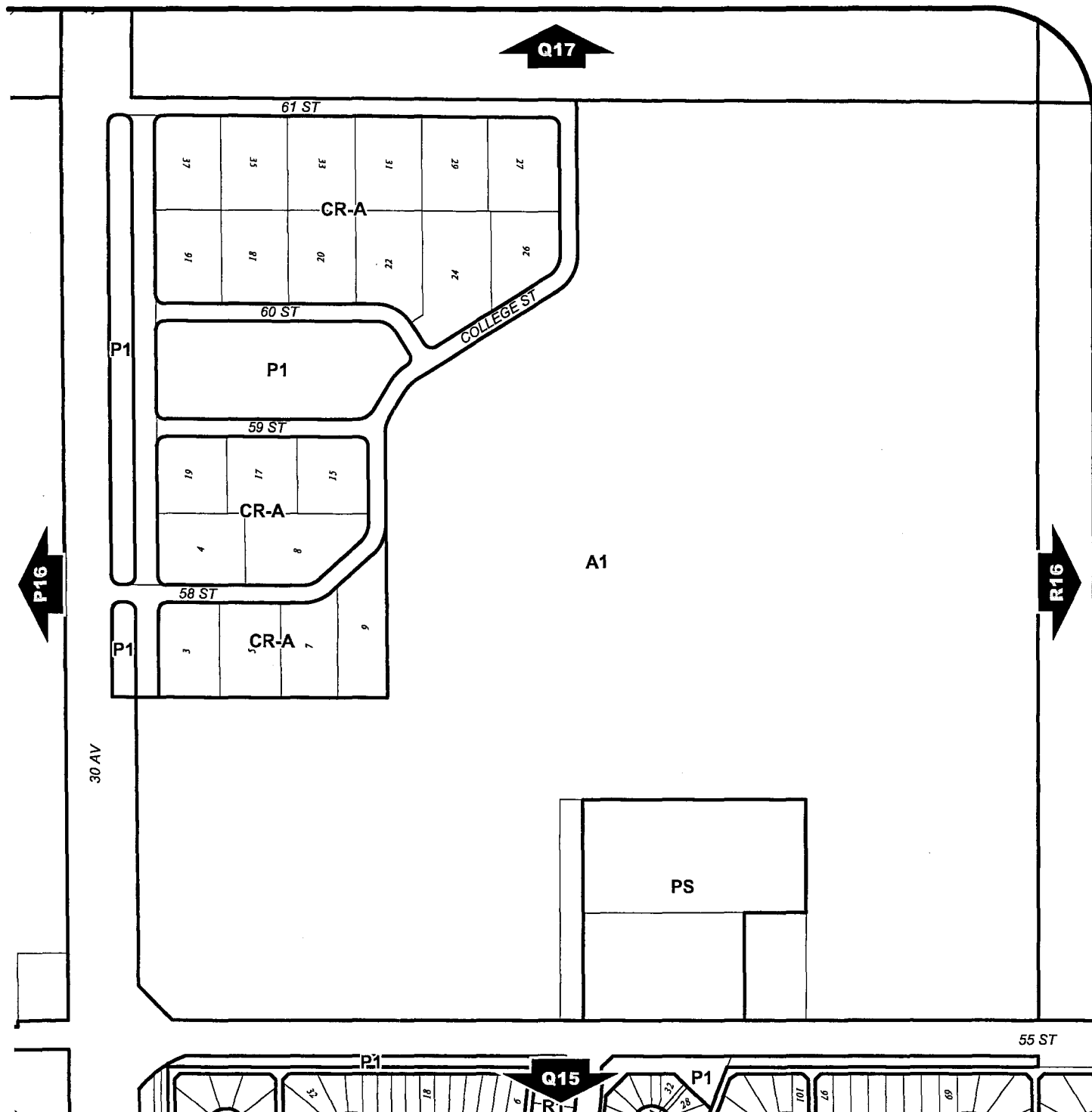
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

Q16

SW1/4 Sec23 38-27-W4



Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
	R1 Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	V18 Height Overlay District		Proposed Lots
	D95 Density Overlay District		
	s Secondary Suite Permitted		

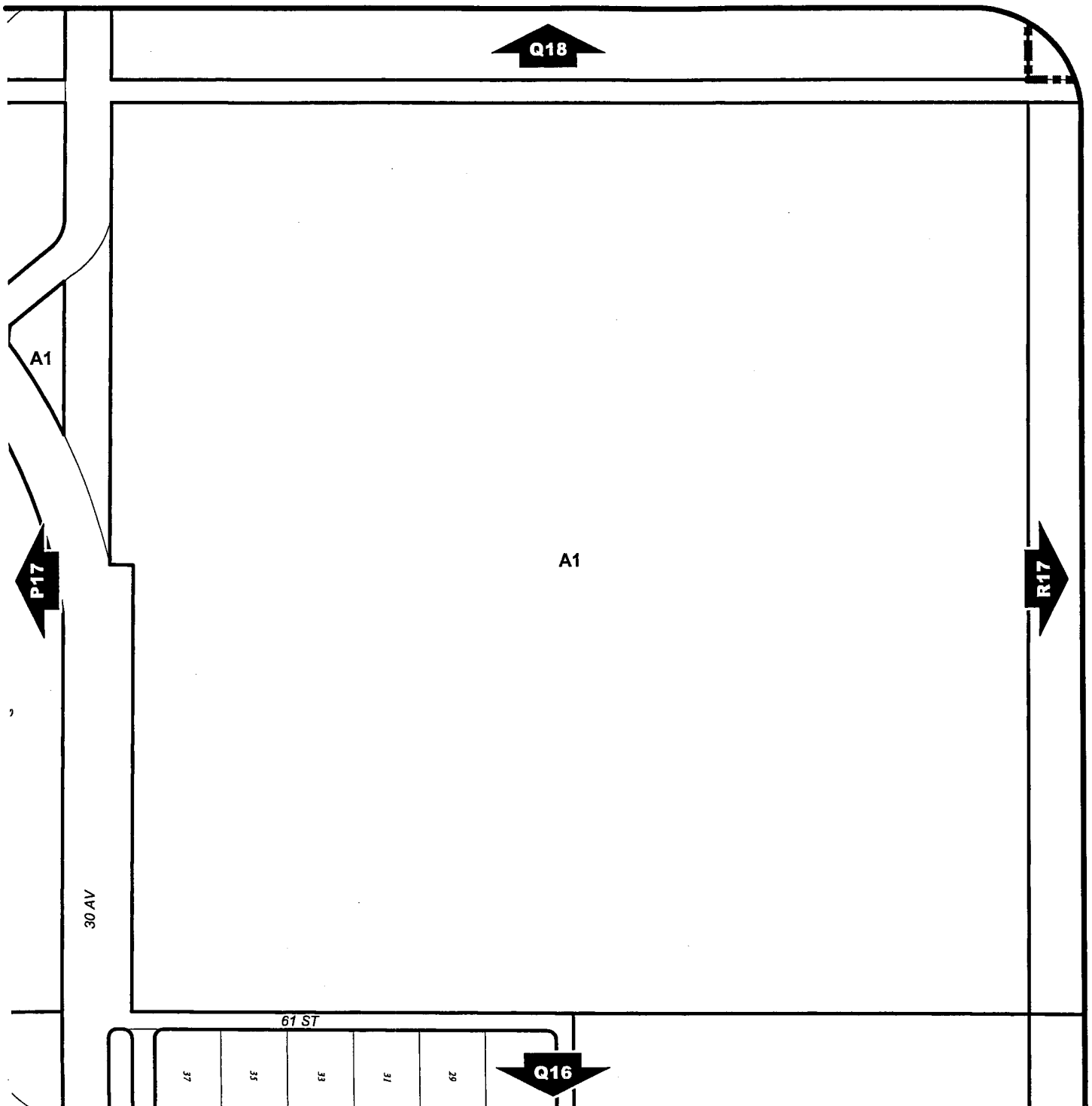
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Land Use Districts

Q16

SW1/4 Sec23 38-27-W4

Refer to Constraints Map



Land Use Bylaw 3357/2006



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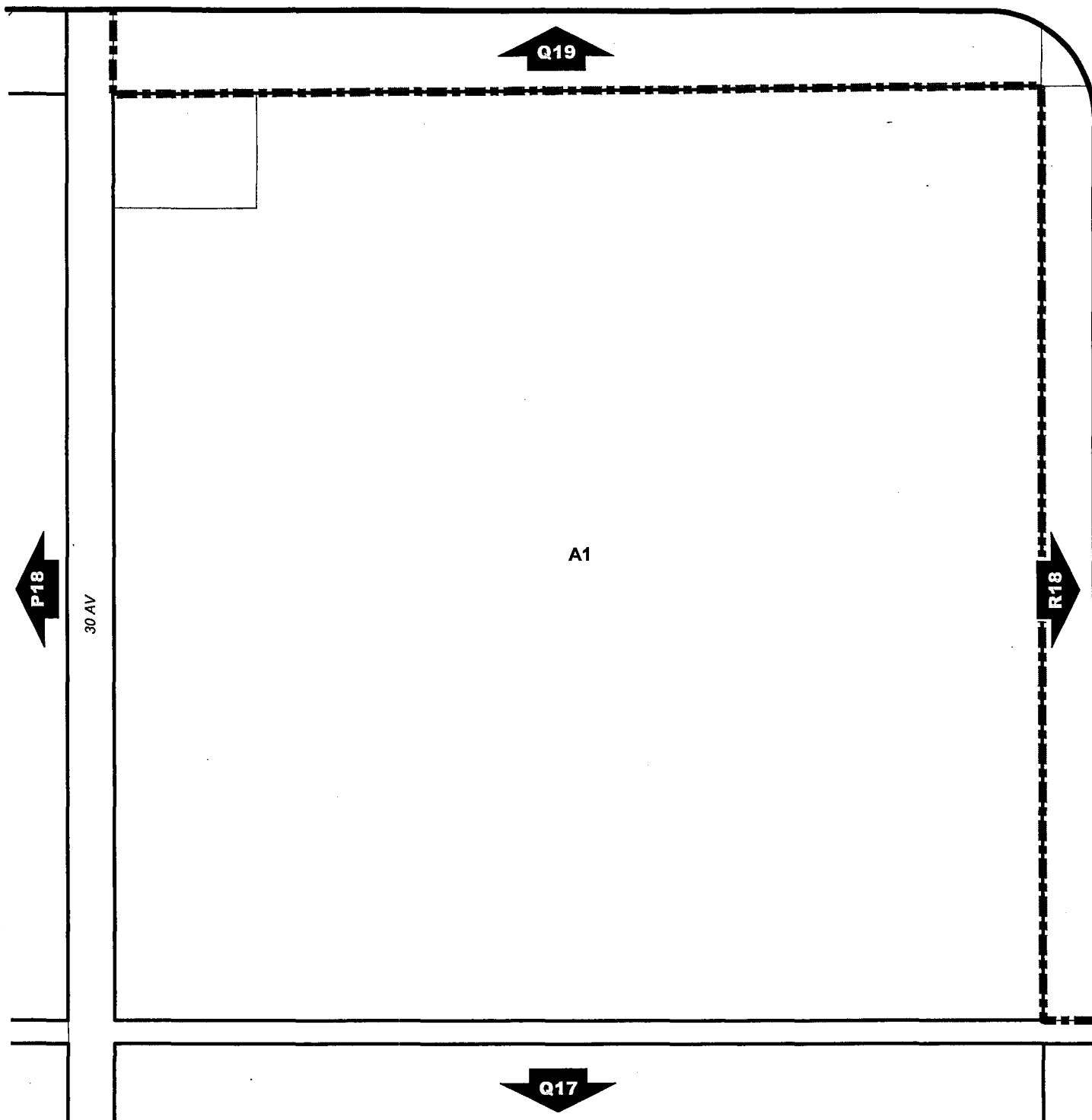
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R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
(6)	Exception Number		City Boundary
• • •	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

Q17

NW 1/4 Sec 23 38-27-W4



Land Use Bylaw 3357/2006



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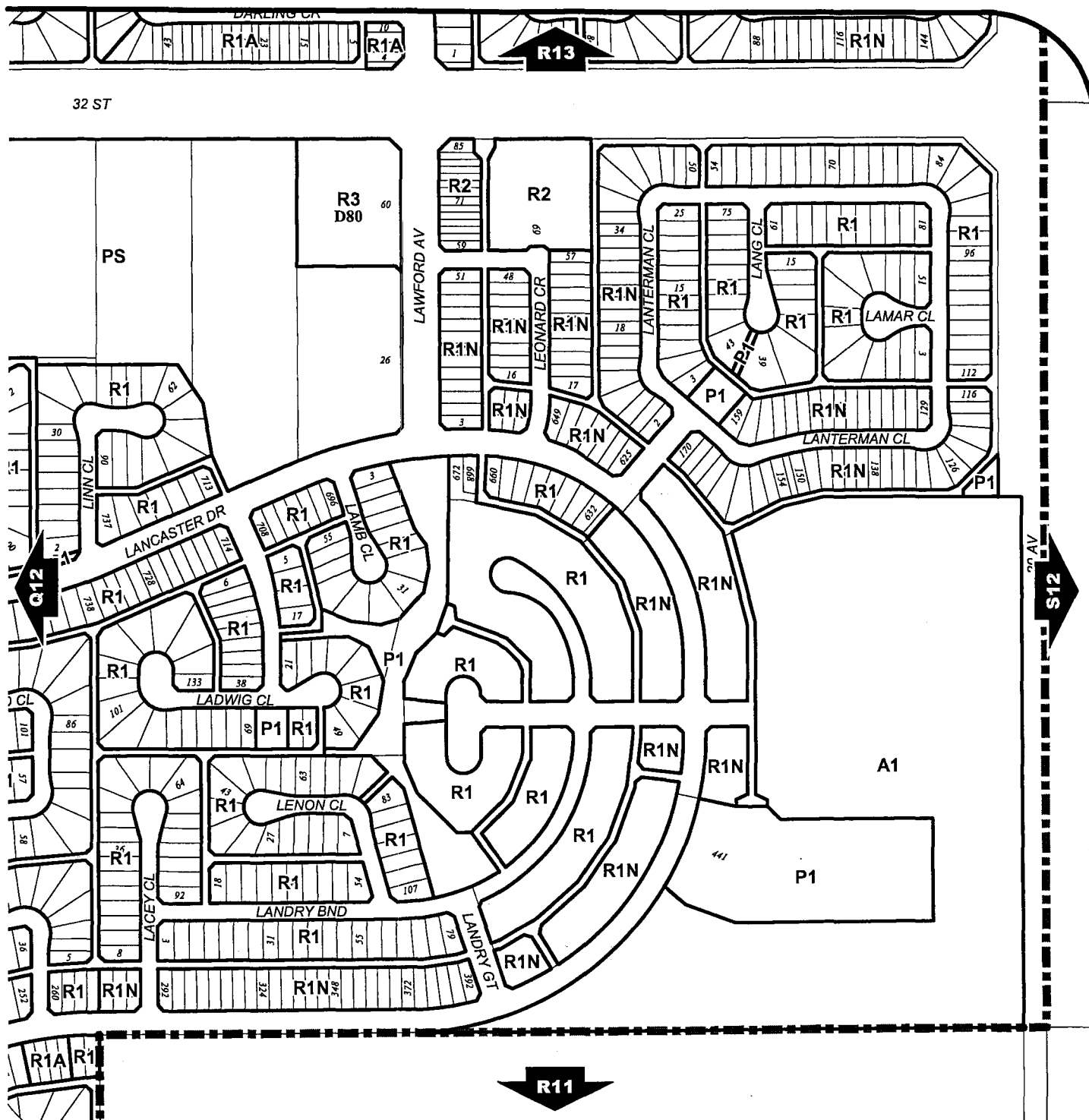
	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District	BP-32	Historical Site Number
e(1)	Exception Number		City Boundary
	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

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Land Use Districts

Q18

SW¼ Sec26 38-27-W4



Land Use Bylaw 3357/2006



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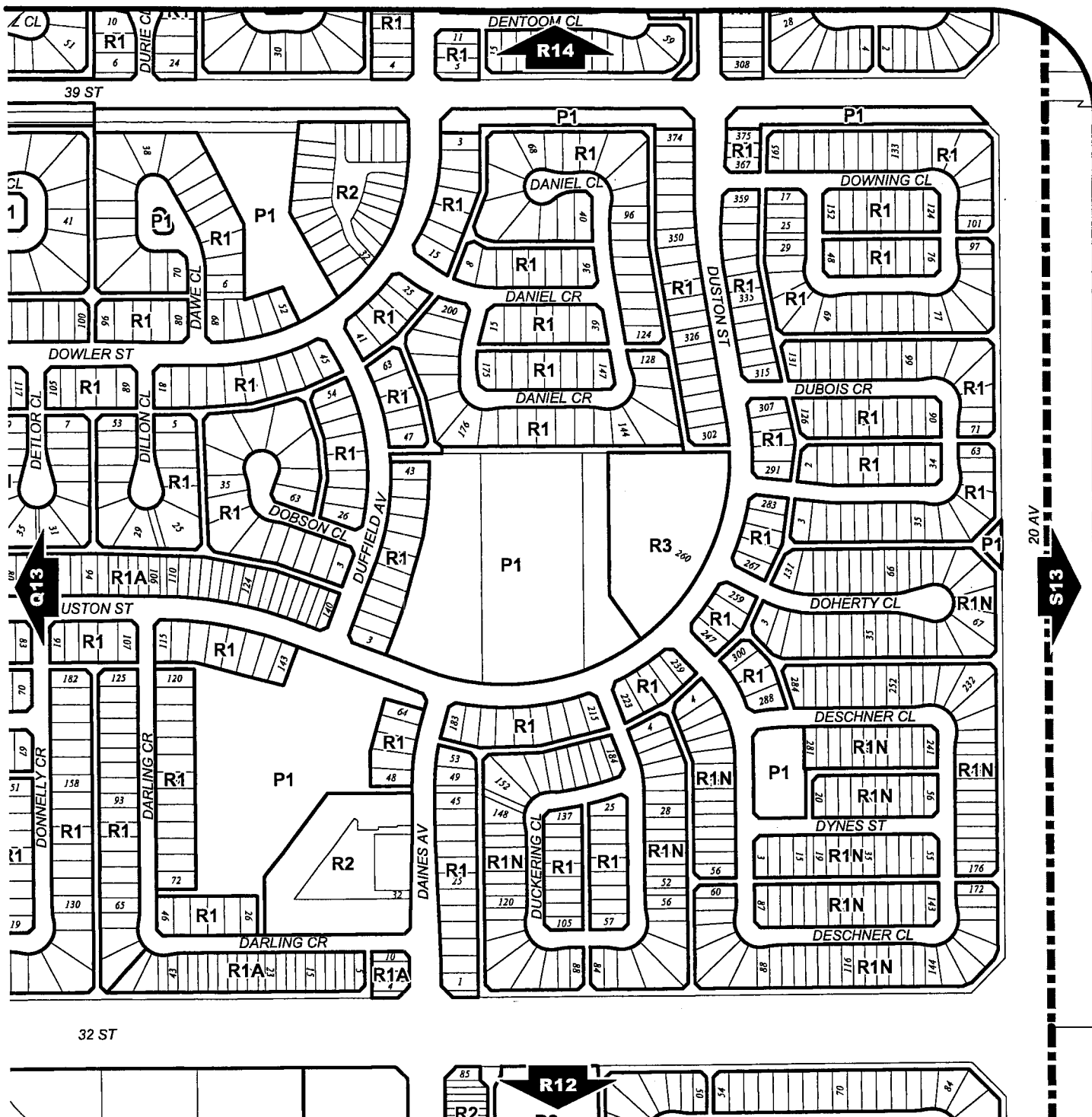
	Land Use District Boundary		Historical Preservation Sites
	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
	Height Overlay District		Proposed Lots
	Density Overlay District		
	Secondary Suite Permitted		

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Land Use Districts

R12

SE1/4 Sec11 38-27-W4



Land Use Bylaw 3357/2006



North

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- Land Use District Boundary
- Land Use District
- Exception to District
- Exception Number
- Exempted from District
- Exempted Number
- Height Overlay District
- Density Overlay District
- Secondary Suite Permitted

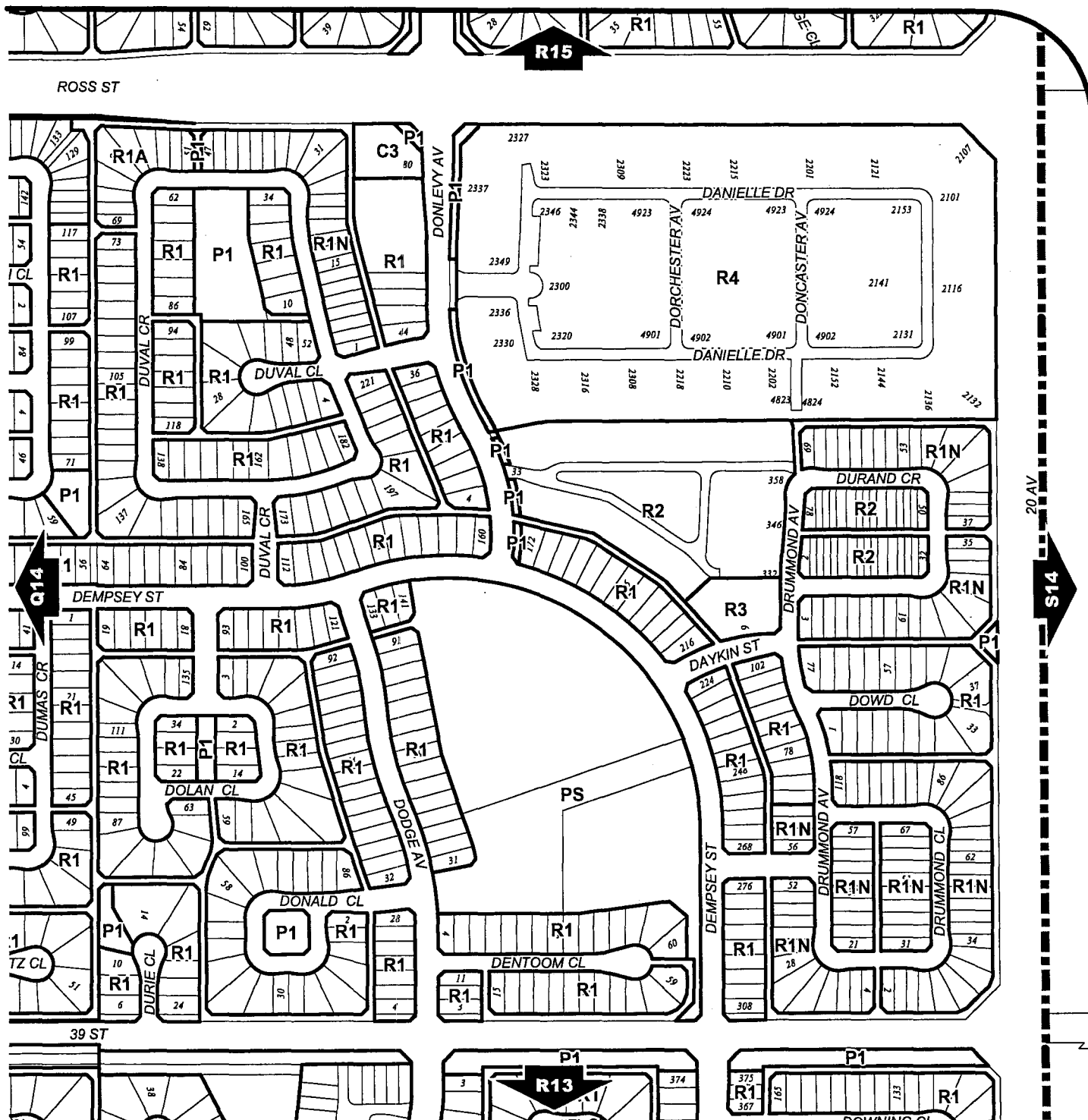
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Districts

R13

NE¼ Sec11 38-27-W4



Land Use Bylaw 3357/2006



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- Land Use District Boundary
- R1** Land Use District
- Exception to District
- Exception Number
- Exempted from District
- Exempted Number
- V18** Height Overlay District
- D95** Density Overlay District
- s** Secondary Suite Permitted

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

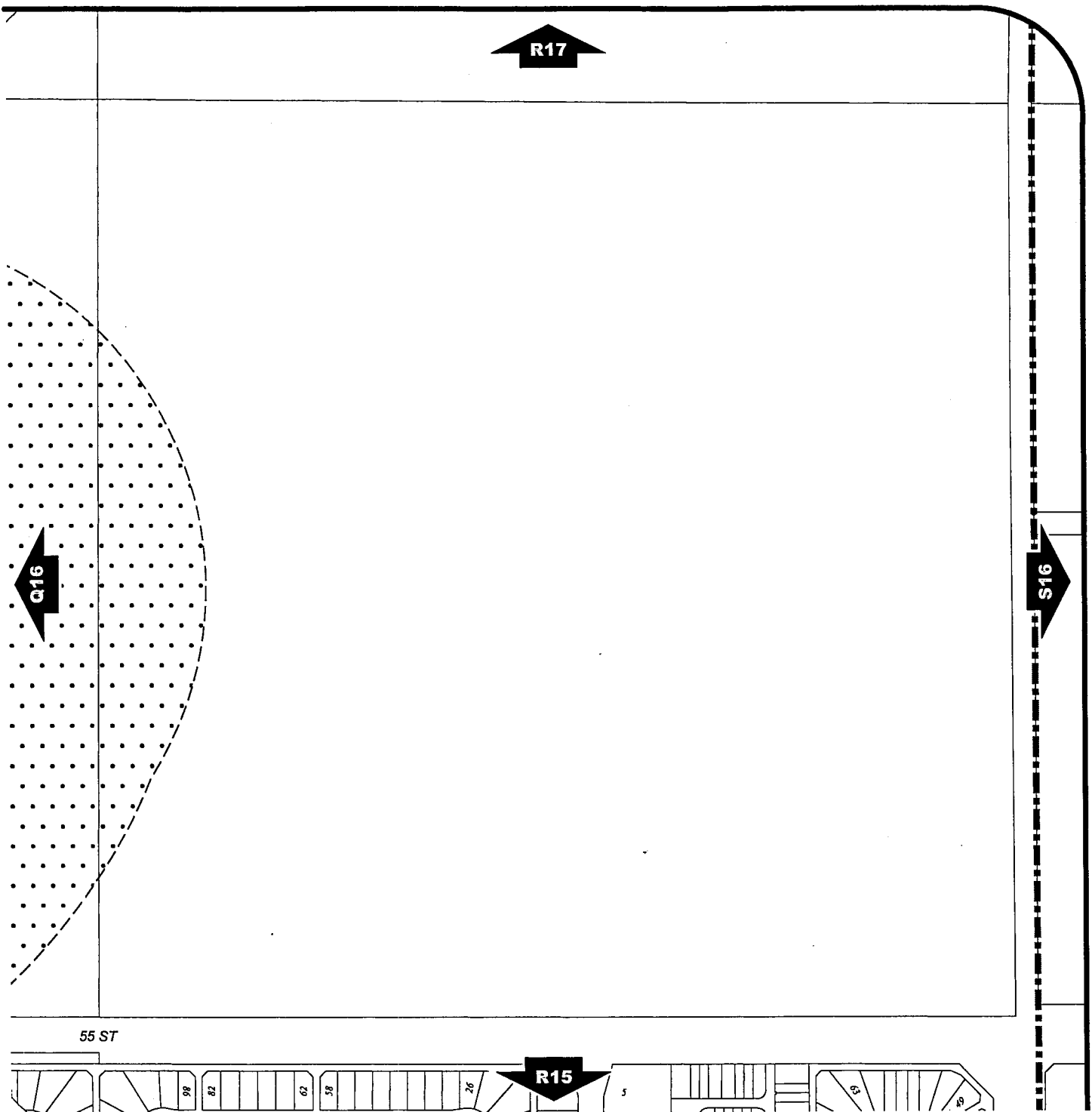
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Land Use Districts

R14

SE1/4 Sec14 38-27-W4

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Land Use Districts
R15
NE¼ Sec14 38-27-W4



Land Use Bylaw 3357/2006



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- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Parkvale District
- Gaetz - Ross Heritage Area
- Business Revitalization Zone

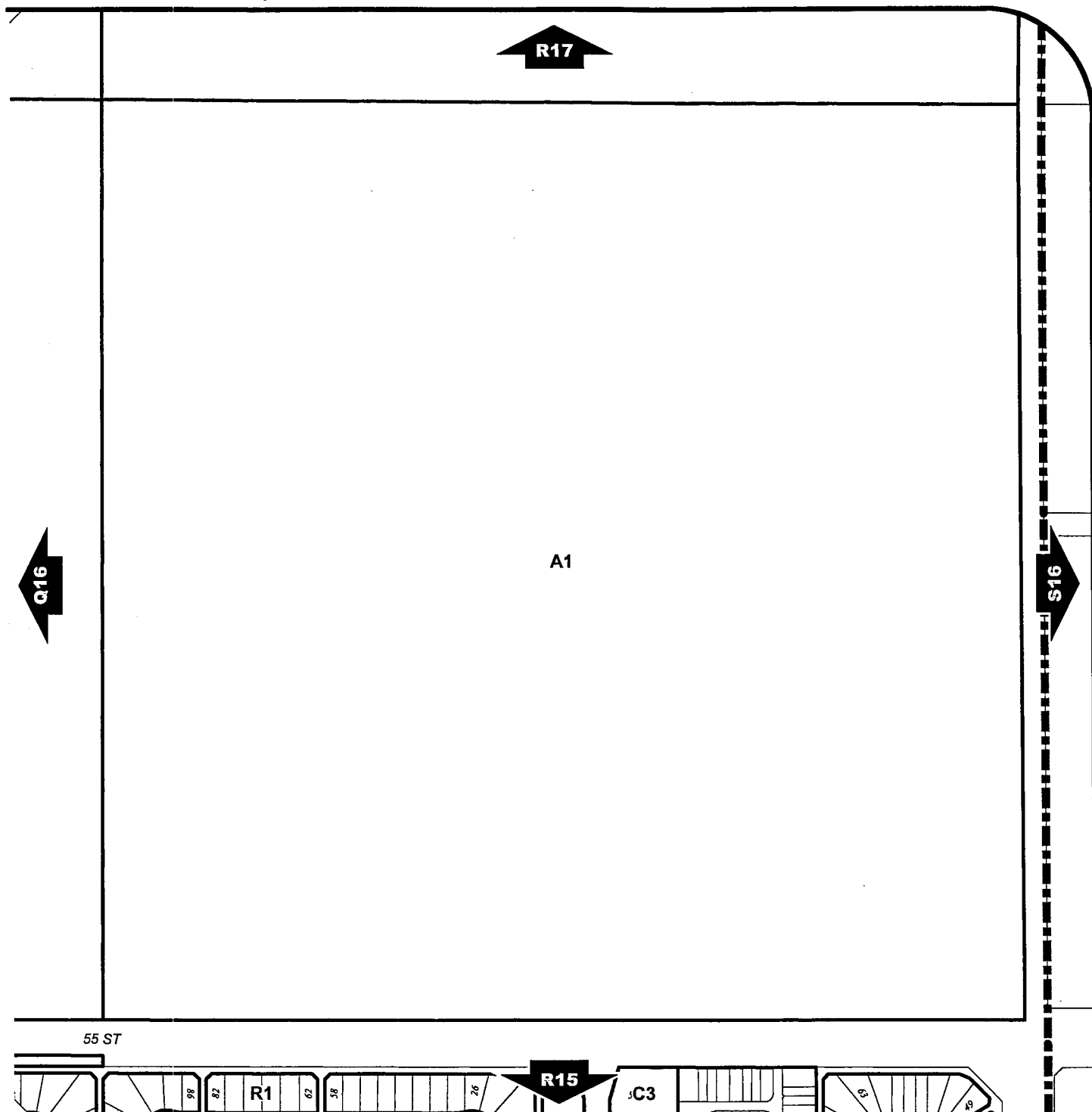
- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

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Land Use Constraints

R16

SE¼ Sec23 38-27-W4



Land Use Bylaw 3357/2006



North

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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
	Exception Number		City Boundary
	Exempted from District		Civic Address
	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

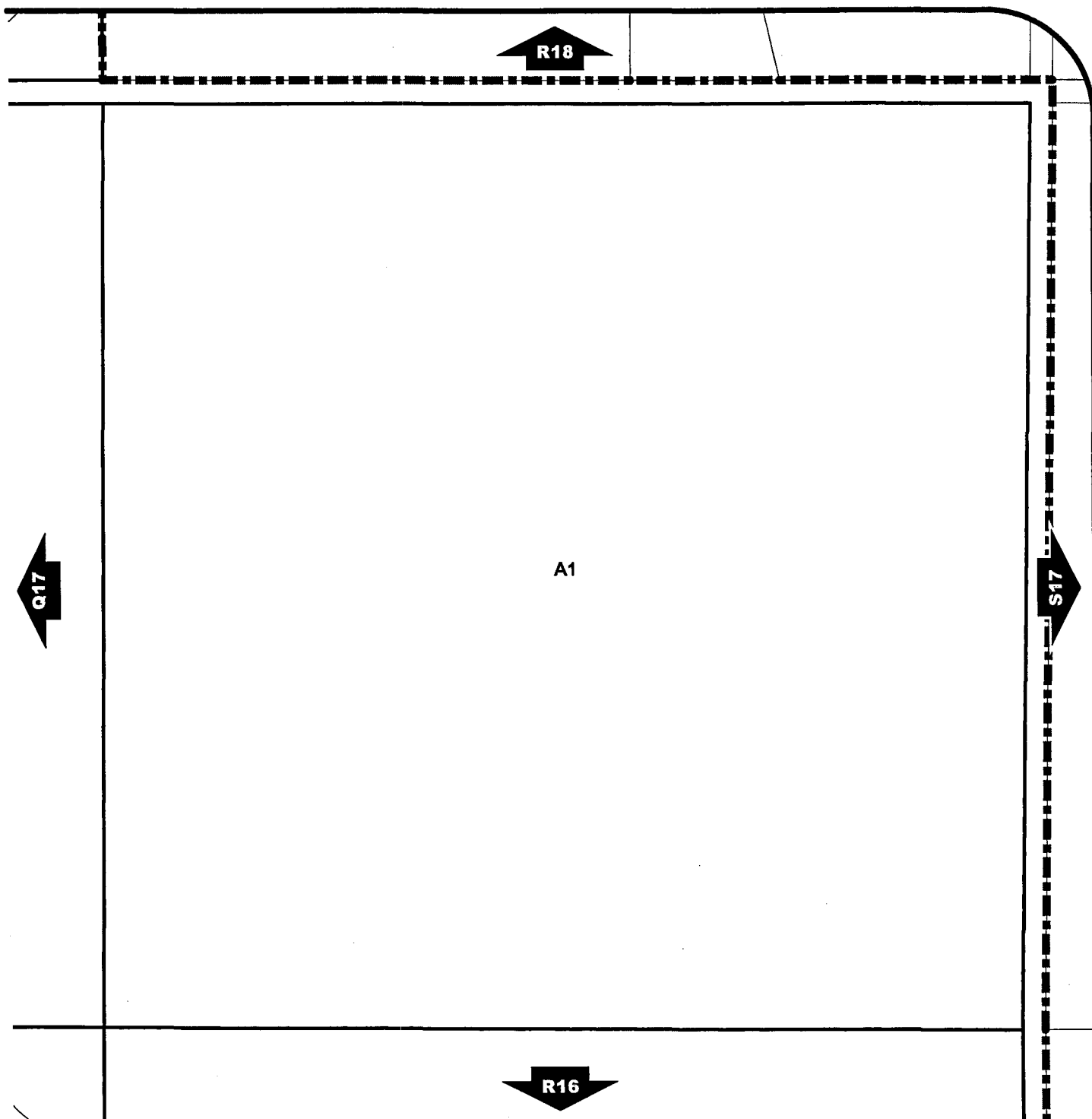
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Land Use Districts

R16

SE1/4 Sec23 38-27-W4

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Land Use Bylaw 3357/2006



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	Land Use District Boundary		Historical Preservation Sites
R1	Land Use District		Historically Significant Sites
	Exception to District		Historical Site Number
e(6)	Exception Number		City Boundary
...	Exempted from District		Civic Address
2a	Exempted Number		Railway
V18	Height Overlay District		Proposed Lots
D95	Density Overlay District		
s	Secondary Suite Permitted		

Printed on Jun 08, 2006

Land Use Districts

R17

NE1/4 Sec23 38-27-W4

Comments:

We agree with the recommendations of Parkland Community Planning Services. A Public Hearing would be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. A copy of the new Land Use Bylaw 3357/2006 is submitted as an attachment to this agenda.

Note: Those who received a copy of Land Use Bylaw 3357/2006 - please retain this copy for your reference at the July 17, 2006 Council Meeting, as no further copies will be provided.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Emily Damberger, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Adoption of New Land Use Bylaw Amendment 3357/2006
Repeal of Land Use Bylaw 3156/96

Reference Report:

Parkland Community Planning Services, dated June 14, 2006

Bylaw Readings:

Land Use Bylaw 3357/2006 was given first reading.

Report Back to Council: Yes

A Public Hearing will be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Description:

Land Use Bylaw 3357/2006 is a newly formatted version of the Land Use Bylaw that incorporates changes to improve the general use of the bylaw to make it more user friendly for administration, commercial and general users. The current Land Use Bylaw 3156/96 will be repealed with the adoption of the new Land Use Bylaw 3357/2006.

Comments/Further Action:

- 1) This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.
- 2) A question was raised as to the reason of changing the height regulations for R1N lots from 8.5 m to 10 m. It was suggested that the 10 m was a pilot only and may not have been appropriate. Please review and report for the Public Hearing.
- 3) Review Councillor Dawson's comments, attached, to determine if any amendments are needed.



Kelly Kloss
Manager
/chk

/attach.

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 C. Adams, Administrative Assistant
 T. Edwards, Clerk Steno

Christine Kenzie

From: Kelly Kloss
Sent: June 18, 2006 8:41 PM
To: Jeffrey Dawson
Cc: Emily Damberger; Emily Damberger; Martin Kvapil; Christine Kenzie; Nona Housenga
Subject: RE: New Bylaw 3357/2006
Attachments: image001.png

Thanks Jeffrey,

I have sent a copy of your notes to Emily and Martin to review before the meeting.

Kelly

From: Jeffrey Dawson [mailto:jeffreydawson@shaw.ca]
Sent: Sun 2006/06/18 4:53 PM
To: Kelly Kloss
Subject: New Bylaw 3357/2006

Kelly,

I really like the idea behind changing our land use bylaw. I have not reviewed the entire document however within our agenda there are sample pages one of which is on page 97 with links for information. I have several comments. 1) Providing links to specific documents is not a great idea, i.e.: "Class A" liquor license document number 5222 may change to any other number just as our bylaw changes from 3156 to 3357 and endings such as ".cfm" change frequently as new software is developed; 2) providing a specific directory within a website which may change with in time is not advisable, i.e.: ".pdfs", ".pdf" is a recognizable and universal format however at one time ".doc", ".txt" and ".rtf" were considered universal formats. There is a good chance in time that ".pdf" will not be the format that these documents are found. My recommendation would be to direct people to the root directory only (i.e.: www.gov.ab.ca) which likely will not change or at least not as often; 3) this refers to the not as often comment, the city website is www.reddeer.ca not www.city.red-deer.ab.ca as shown in the document; 4) some of the websites are hyperlinked (underlined) as shown to the left and others are not. We should be consistent whichever format you choose. 5) for documents from the province you have links to the Queens Printer, I would advise referring to just the root directory without the qp.

I like appendix 5, I would suggest a disclaimer something to the effect that when there is disagreement between this appendix and the text within the bylaw that the bylaw will prevail.

Jeffrey Dawson
City Councillor



Work 403-358-4244

Fax 403-358-4233

Jeffrey.Dawson@RedDeer.Ca

[The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error, please notify the sender immediately and delete the message. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden.]

[This message has been scanned for security content threats, including computer viruses.]

2006/06/20

BYLAW NO. 3156/L-2006

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS
AS FOLLOWS:

- 1 The "Land Use District Map E8, E9, F8, F9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.8/2006 attached hereto and forming part of the bylaw.
- 2 The following new definition is added to Section 2 of the Land Use Bylaw:

 "Cultural Facility" means any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, lectures, exhibits or various art forms, cultural and or academic and or scientific programs.
- 3 The following Direct Control District is added as new section 151.8 :

DC(23) DIRECT CONTROL DISTRICT NO. 23 (RIVERLANDS, See Maps E8,E9, F8, F9)

151.8 (1) General Purpose

The district will assist with the development of Riverlands as a sustainable, healthy, mixed use community, with a unique blend of residential and retail commercial uses and a significant civic and open space area with a pedestrian friendly focus.

(2) Approving Authority

(a) The Development Authority is the Approving Authority for all uses, and development in this district. In exercising its approval powers, the Development Authority shall ensure that development conforms to the general intent of the Riverlands Area Redevelopment Plan and the Riverlands Community Plan.

(b) Notwithstanding the foregoing, Council shall be the Approving Authority for any proposal to develop a building which exceeds 5 storeys or 22m in height on either of the following parcels:

Lot 2, Block 1, Plan 762 1616
Lot 9, Block 7, Plan 832 2364

(3) Site Development

(a) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

(b) No development without ground floor commercial space will be permitted along 47 Street (Alexander Way) except for Lot 1, Block 3, Plan 8020453 and Lot 8A, Block 7, 3824TR where the Riverlands Area Redevelopment Plan indicates Mixed Use Public, Civic and Cultural Space.

(4) General Design Purpose

The Approving Authority may impose, as a condition of approval of any development or redevelopment, such standards as are reasonably necessary to ensure that the development will create the character of the envisioned Riverlands neighbourhood and achieve the following objectives:

- (a) be consistent with the Riverlands Area Redevelopment Plan and Guidelines;
- (b) reflect the objective of capturing a blend of mixed residential, commercial, civic and open space uses in the lands zoned Direct Control District (23);
- (c) be pedestrian friendly; and
- (d) reflect the objective of encouraging liveability, social interaction, interesting urban spaces and a distinctive neighbourhood environment in the lands zoned Direct Control District (23);
- (e) promote residential developments on the upper floors of ground floor commercial along 47 Street (Alexander Way).

(5) Permitted Uses

- (a) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (b) Home music instructor/instruction (two students), subject to section 68.
- (c) Commercial service facility on the main floor of buildings located on 47 Street (Alexander Way).
- (d) Merchandise Sales and/or Rental excluding industrial goods on the main floor of buildings located on 47 Street (Alexander Way).

(6) Discretionary Uses

- (a) Commercial service facility
- (b) Merchandise Sales and/or Rental excluding industrial goods
- (c) Daycare Facilities.
- (d) Office.
- (e) Cultural facility.
- (f) Public park space.
- (g) Signs:
 - (i) A-Board signs,
 - (ii) awning and canopy signs,
 - (iii) under canopy signs,
 - (iv) fascia signs, and
 - (v) projecting signs
 - (vi) painted wall signs,
 - (vii) wall signs,
 - (viii) free standing signs,
 - (ix) neighbourhood identification signs
- (f) Accessory building or use.
- (g) Drinking Establishment (adult entertainment prohibited), maximum of 150 persons subject to section 66 with the exception of subsection (d).
- (h) Commercial entertainment facility.
- (i) Parking lot/parking structure.
- (j) Restaurant.
- (k) Multi-attached residential building.
- (l) Multiple family residential building.
- (m) Neighbourhood identification signs.
- (n) Hotel, motel or hostel.
- (o) Commercial Recreation Facility.

- (p) Institutional Service Facility.
- (q) Social Care Residence.
- (r) Municipal Services limited to Police, Emergency Services and/or Utilities.
- (s) Public buildings.
- (t) Retirement Home.
- (u) Community Centre.

(7) Building Regulations

The following regulations apply to all buildings in this district:

- | | | | |
|----------------------------|---------|---|--|
| (a) Site Coverage: | minimum | - | one third of site area
(ground floor) |
| (b) Building Height: | minimum | - | 2 storeys or 8.5 m |
| | maximum | - | 5 storeys up to
22 m |
| (c) Front Yard: | minimum | - | nil |
| (d) Side Yard: | minimum | - | nil |
| (e) Rear Yard: | minimum | - | 3 m |
| (f) Exterior Amenity Area: | minimum | - | 10% of site area |
| (g) Parking: | | - | subject to section 48 |
| (h) Loading Spaces: | minimum | - | one opposite each
loading door with a
minimum of one |
| (i) Site Area: | minimum | - | 278 m ² |
| (j) Frontage: | minimum | - | 7.5 m |
| (k) Lot Depth: | minimum | - | 30 m |

(8) Additional Residential Regulations

The following regulations apply to all buildings in this district with residential uses on the main floor:

- (a) Floor Area Minimum:
 - Multi-attached - 37 m² for each unit
 - Multi-Family - 37 m² for each unit
- (b) Front yard:
 - Minimum - 1.0 m
 - Maximum - 3.0 m
- (c) Site Coverage:
 - Maximum - 80% (includes parking structures and accessory buildings)

(8) High Density Buildings

Two locations within the Riverlands Area Redevelopment Plan have been identified for potential of high density use. Any proposed building exceeding 5 stories or 22 metres in height will require Council approval on Lot 2, Block 1, Plan 762 1616 and Lot 9, Block 7, Plan 832 2364.

(9) Indoor Amenity Areas

The developers of the following types of facilities shall be required to provide indoor amenity areas with the minimum dimensions shown:

- (a) Multiple Family buildings and Multi-attached buildings - a minimum of 4.5 m² per dwelling unit.
- (b) Retirement Home, Assisted Living Residence and Social Care Residence – a minimum of 15 m² per dwelling unit.

For the purpose of this section, the term “indoor amenity area” includes areas which provide residents with an active or passive form of recreational space within the multi-unit complex, such as sitting rooms, dining rooms, entertainment rooms, and screened patios, but does not include other common areas of the building, such as spaces for onsite or visiting health care professionals, accessory retail and accessory services, and storage areas.

(10) Exterior Amenity Areas

The developers of the all buildings shall be required to provide exterior amenity areas. For the purpose of this section, the term “exterior amenity area” includes areas which provide landscaping, sitting areas, playgrounds, pools, or patios. The intent is to provide the area with an active or passive form of recreational space for public and private use.”

READ A FIRST TIME IN OPEN COUNCIL this 8th day of May 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

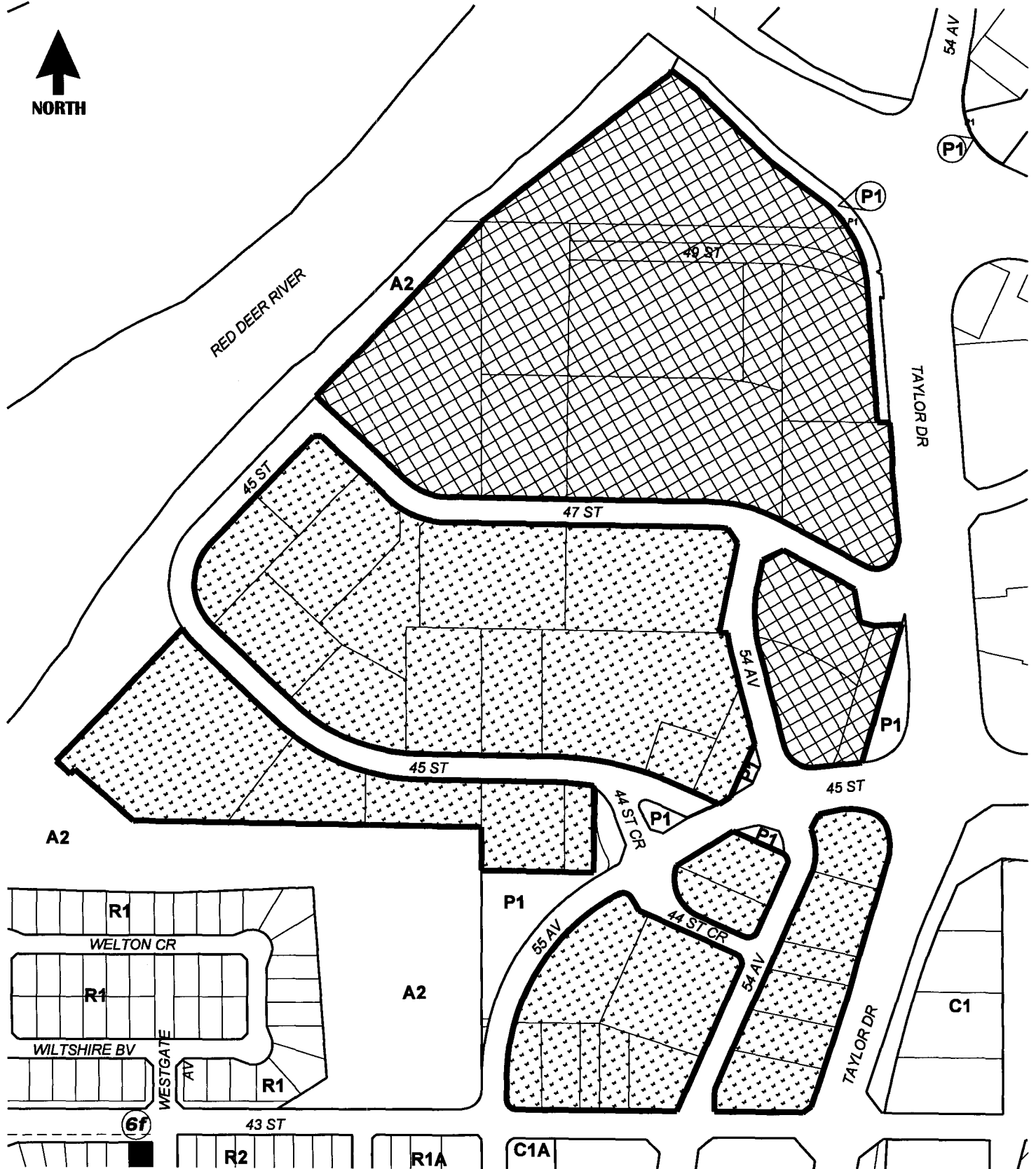
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC - Direct Control District

C1A - Commercial (City Centre West) District

Change from :

C1A TO DC(23)

DC(3) TO DC(23)



MAP No. 8 / 2006

BYLAW No. 3156 / L - 2006

BYLAW NO. 3156/P-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 11/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

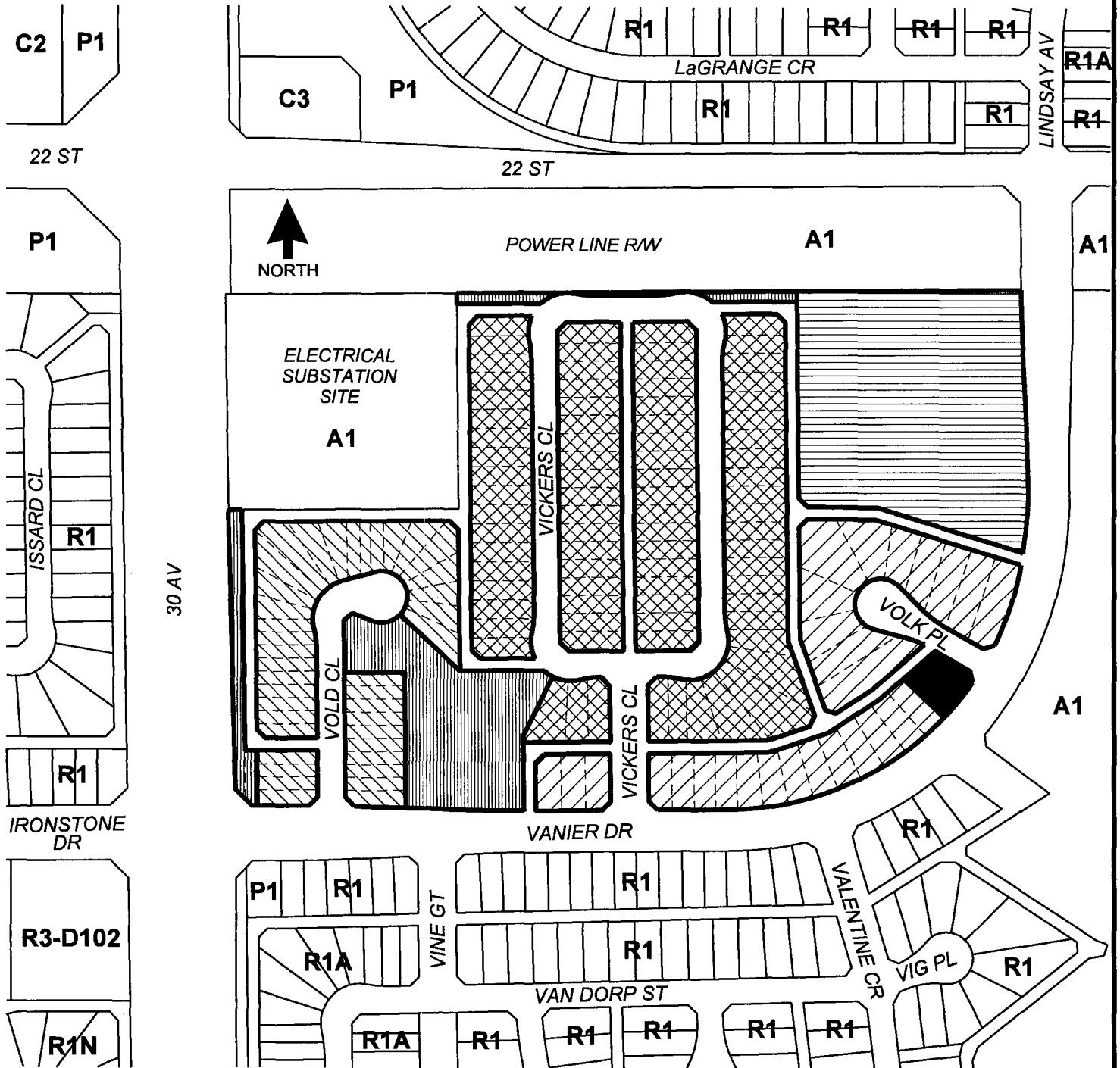
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)
- PS - Public Service (Institutional or Governmental)
- P1 - Parks and Recreation

Change from :

- A1 to R1
- A1 to R1A
- A1 to R1N
- A1 to R2
- A1 to PS
- A1 to P1

MAP No. 11 / 2006
BYLAW No. 3156 / P - 2006

BYLAW NO. 3156/S-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

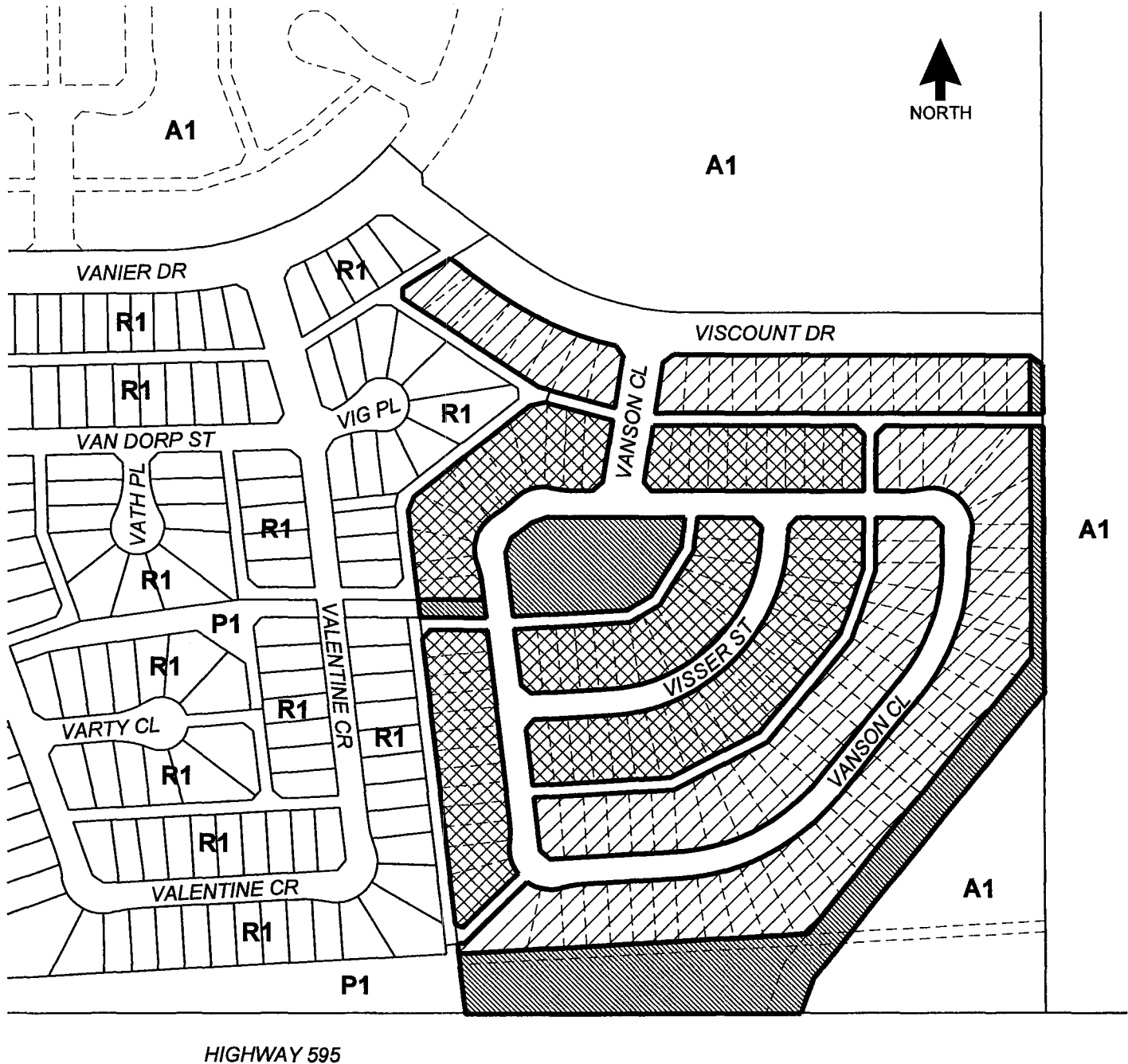
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1N 
- A1 to P1 

MAP No. 14 / 2006
BYLAW No. 3156 / S - 2006

BYLAW NO. 3361/2006

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1 The following portions of roadway in the City of Red Deer are hereby closed:

“All that portion of Edgar Close as shown on Plan 812 2730 lying within Plan_____. Excepting thereout all mines and minerals”.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

Item No. 5

BYLAW NO. 3156/Q-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map E15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

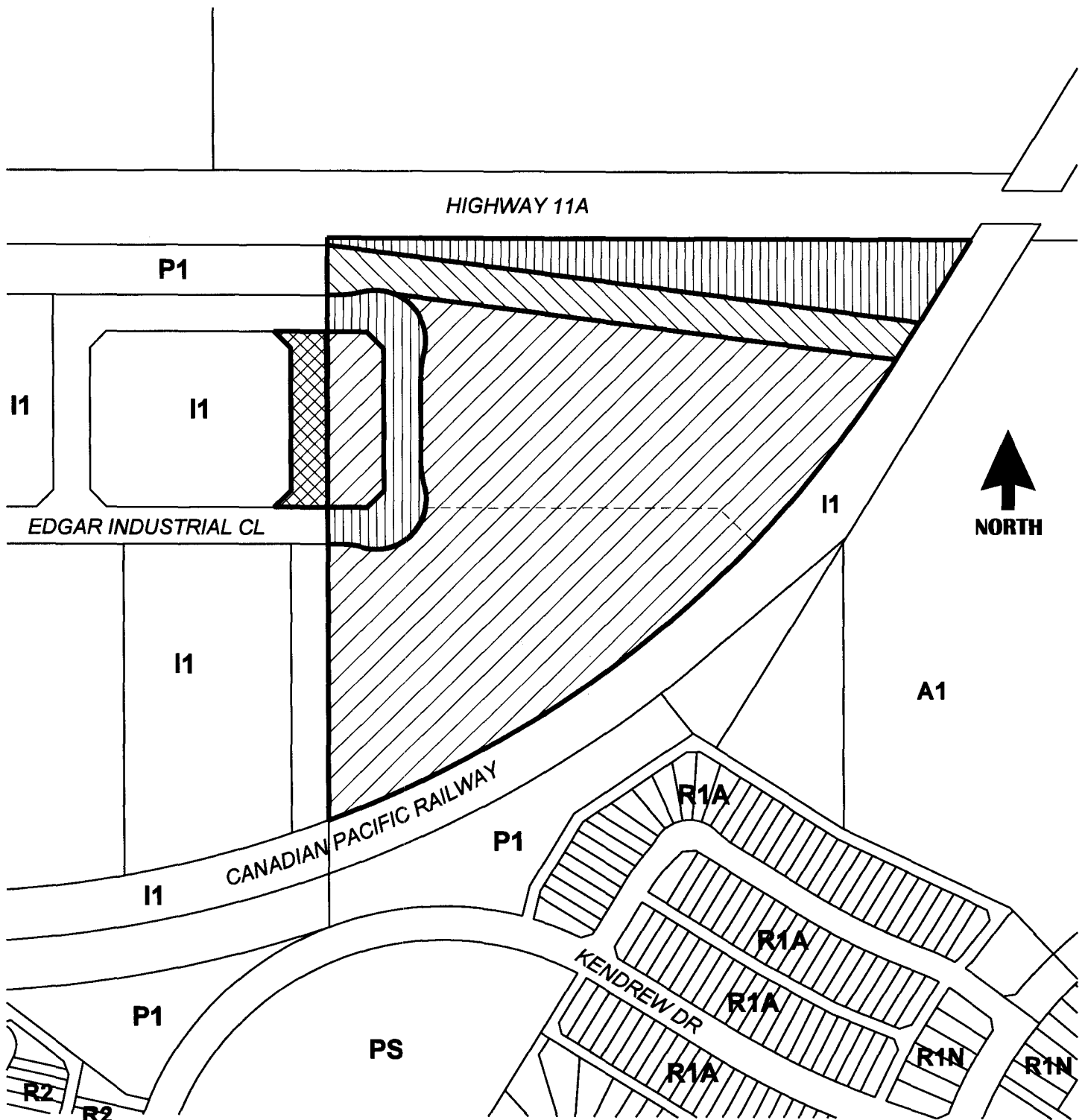
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK





The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development
 I1 - Industrial (Business Service)
 P1 - Parks and Recreation

Change from :

Road to I1 
 A1 to I1 
 A1 to P1 
 A1 to Road 

MAP No. 12 / 2006
 BYLAW No. 3156 / Q - 2006

BYLAW NO. 3362/2006

Being a bylaw to close portions of roads in the City of Red Deer, as described herein.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1 The following portions of roadways in the City of Red Deer are hereby closed:
 - a) "All that portion of Chrysler Avenue (22nd Street) as shown on Plan 5326 HW lying within Plan 062_____. Excepting thereout all mines and minerals."
 - b) "All that portion of addition to road as shown on Plan 942 4044 lying within Plan 062 _____. Excepting thereout all mines and minerals."
 - c) "All that portion of Taylor Drive as shown on Plan 942 2275 lying within Plan 062_____. Excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

Item No. 7

BYLAW NO. 3156/U-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map F5" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

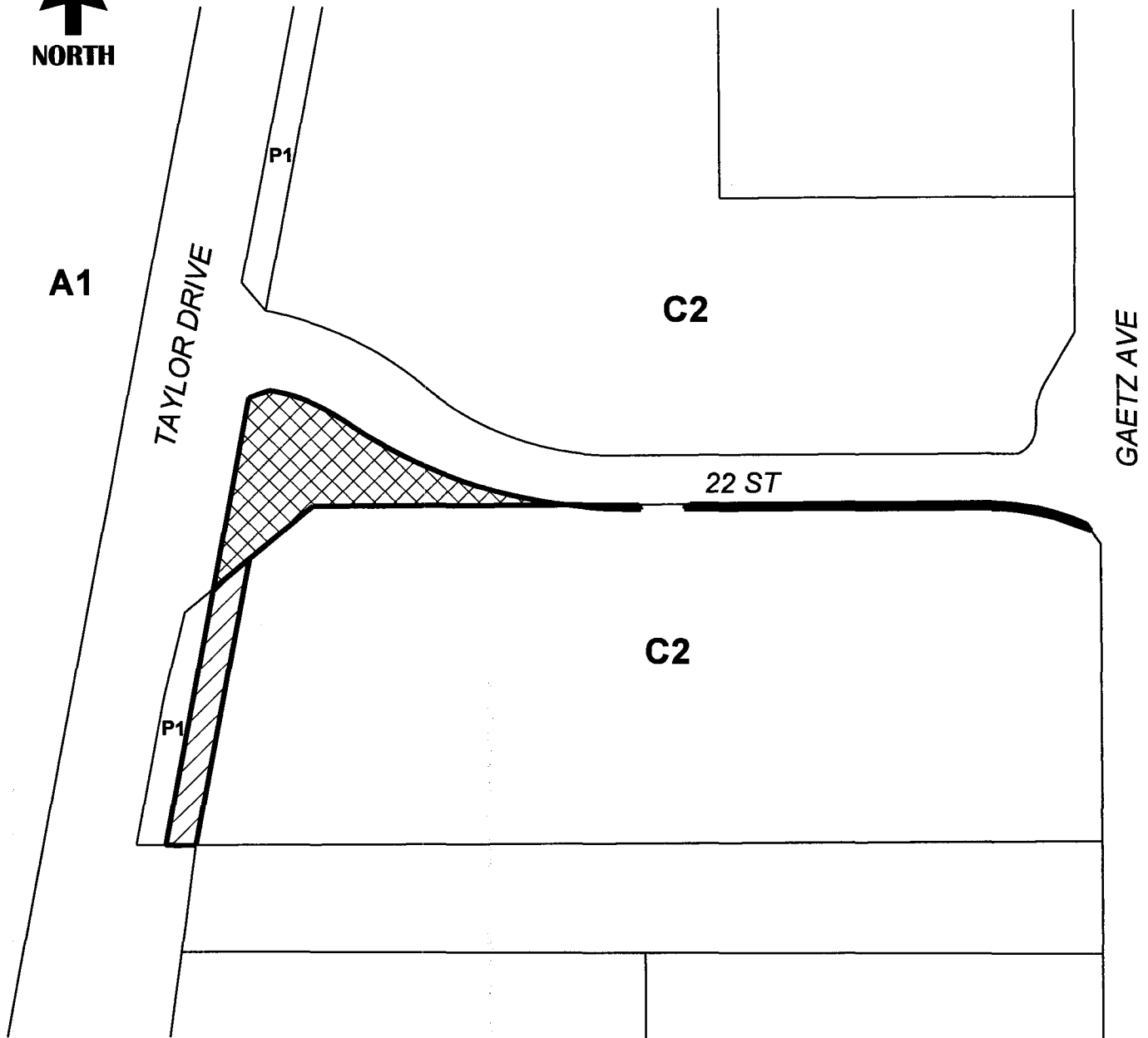
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :

Road to C2 

P1 to C2 

C2 to Road 

AFFECTED DISTRICTS:

P1 - Parks & Recreation

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 16 / 2006

BYLAW No. 3156 / U - 2006

BYLAW NO. 3156/W-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map E12" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

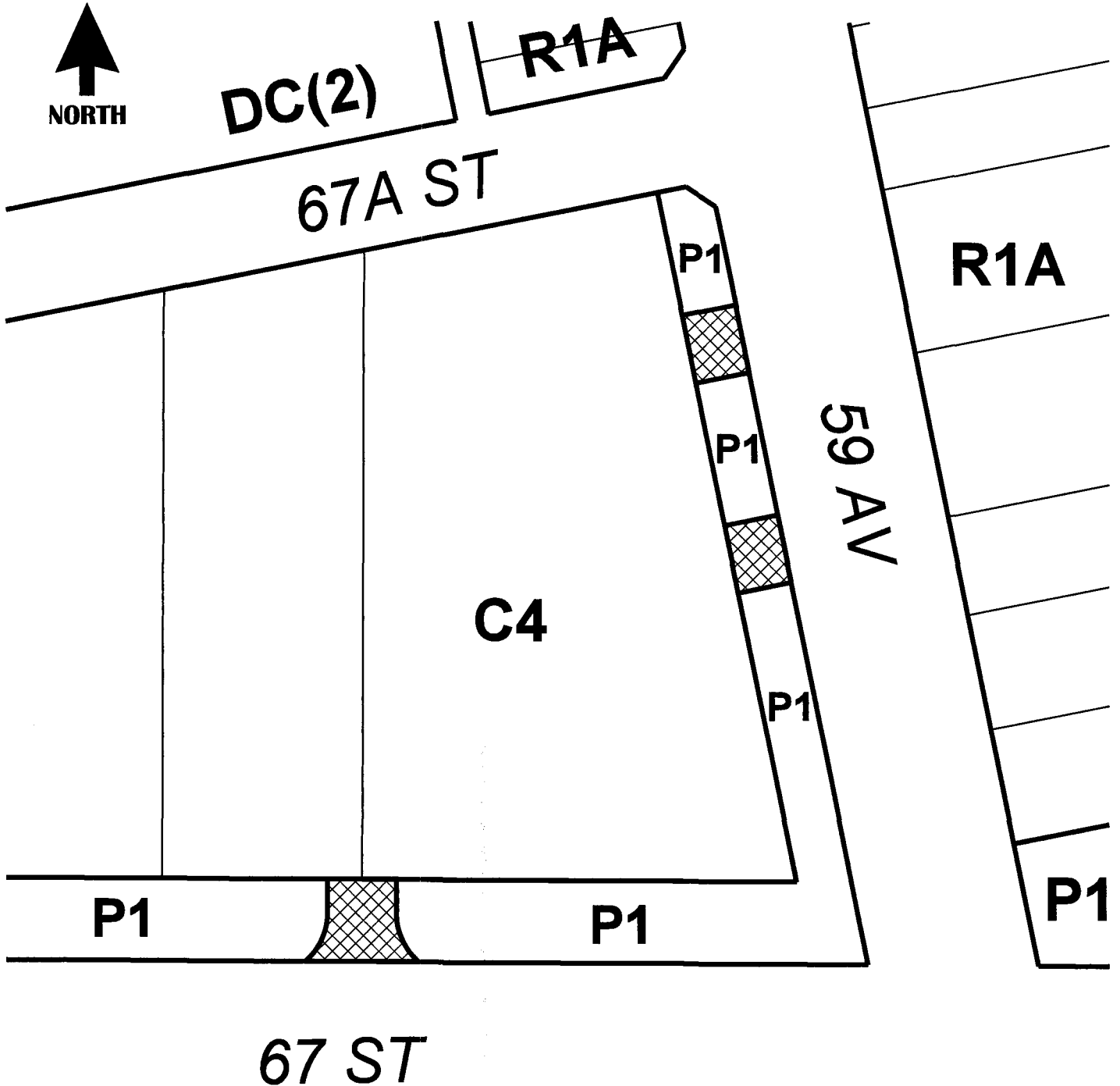
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

P1 - Parks & Recreation

C4 - Commercial (Major Arterial)

Change from :

P1 to C4



MAP No. 18 / 2006

BYLAW No. 3156 / W - 2006

BYLAW 3345/A-2006

Being a bylaw to amend Bylaw No. 3345/2005, the Smoke Free Bylaw of the City of Red Deer.

WHEREAS Council deems it expedient to amend Bylaw No. 3345/2005 to clarify its intention that there should be no smoking in any part of a work place;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. Section 2 is amended by deleting the definitions of "Bingo Establishment", "Private Living Accommodation" and "Work Place" in subsections (a) (i) and (q) and replacing them with the following new definitions:
 - " (a) "Bingo Establishment" means any premises for which the Province of Alberta has issued a bingo license under the *Gaming and Liquor Act*.
 - (i) "Private Living Accommodation" means an area of a building used as a residence and includes a hotel or motel room while it is occupied by a guest.
 - (q) "Work Place" means all or any part of a building, structure or other enclosed area in which employees perform the duties of their employment, whether or not members of the public have access to the building, structure or area as of right or by express or implied invitation, and includes reception areas, corridors, lobbies, stairwells, elevators, escalators, eating areas, washrooms, lounges, storage areas, laundry rooms, enclosed parking garages and work vehicles."
2. New Sections 3.1 and 3.2 are added as follows:
 - "3.1 For greater certainty, no designated smoking area as described in Section 5 of the *Smoke Free Places Act of Alberta, S.A. 2005, Ch. S-9.5* is permitted in any of the places listed in Section 3 of this bylaw."
 - "3.2 Notwithstanding anything contained in this bylaw, the prohibitions set out in Section 3 do not apply to any Private Living Accommodation."

3. In all other respect, Bylaw 3345/2005 remains in full force and effect.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK



*ADDITIONAL
AGENDA*



FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JUNE 19, 2006

COMMENCING AT 3:00 P.M.



Page #

(1) REPORTS

- | | | |
|----|--|------|
| 1. | Labour Relations Coordinator – Re:
<i>CUPE Collective Agreement Settlement Ratification</i> | .. 1 |
|----|--|------|



PERSONNEL DEPARTMENT

DATE: June 13, 2006
TO: City Clerk
FROM: John Fleming, Labour Relations Coordinator
Greg LeBlanc, Acting Personnel Manager
SUBJECT: CUPE Collective Agreement Settlement Ratification

BACKGROUND:

In December, 2005, The City and CUPE Local 417 commenced bargaining to renew the Collective Agreement.

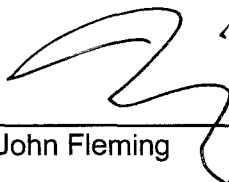
Negotiations have been conducted intermittently over a period of six months. In order to conclude negotiations The City and CUPE required the assistance of an independent third party mediator. The CUPE Bargaining Committee called a meeting of their membership to report and vote on the terms of the mediator's recommendations on June 12, 2006. The membership ratified the recommendations at that meeting, and it is now incumbent upon City Council to accept or reject the settlement.

DISCUSSION:

A two-year agreement was achieved. The terms are a 4.0% across the board increase on January 1, 2006, 1% on July 1, 2006 and 3.0% on January 1, 2007. It also includes a provision to re-evaluate the Collicutt positions by October 31, 2006 and adjust wages as required on January 1, 2007. There are minor adjustments to a few allowances, which add up to \$6500 in each year of the agreement.

RECOMMENDATION:

That City Council ratify the Memorandum of Agreement achieved with the Canadian Union of Public Employees Local 417 according to the terms outlined above.



John Fleming



Greg LeBlanc

Comments:

We agree with the recommendation of the Labour Relations Coordinator.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

**THE CITY OF RED DEER
DRAFT RESOLUTIONS**

Date: June 19, 2006

No. 12 p. 1 (Additional Agenda)

Moved by Councillor

Seconded by Councillor

"Resolved that Council of the City of Red Deer hereby agrees to add the report from the Labour Relations Coordinator, dated June 13, 2006, re: CUPE Collective Agreement Settlement Ratification to the Monday, June 19, 2006 Council Agenda."

Watkinson- Zimmer	Mulder	Jefferies	Hughes	Pimm	Veer	Wong	Dawson	Flewwelling
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Carried	Defeated	Withdrawn	Tabled					

☐ For

✓ Against

A Absent

**THE CITY OF RED DEER
DRAFT RESOLUTIONS**

Date: June 19, 2006

No. 13 p. 1 (Additional Agenda)

Moved by Councillor

Seconded by Councillor

“Resolved that Council of the City of Red Deer ratifies the Memorandum of Agreement between The City of Red Deer and CUPE Local 417 on June 12, 2006 and as presented to Council on June 19, 2006.”

Watkinson- Zimmer	Mulder	Jefferies	Hughes	Pimm	Veer	Wong	Dawson	Flewwelling
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Carried	Defeated	Withdrawn	Tabled					

☐ For

✓ Against

A Absent



Council Decision – June 19, 2006

Legislative & Administrative Services

DATE: June 20, 2006
TO: Greg LeBlanc, Acting Personnel Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: CUPE Collective Agreement Settlement Ratification

Reference Report:

Labour Relations Coordinator and Acting Personnel Manager, dated June 13, 2006

Resolutions:

"Resolved that Council of the City of Red Deer ratifies the Memorandum of Agreement between The City of Red Deer and CUPE Local 417 on June 12, 2006 and as presented to Council on June 19, 2006."

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss
Manager
/chk

c City Manager